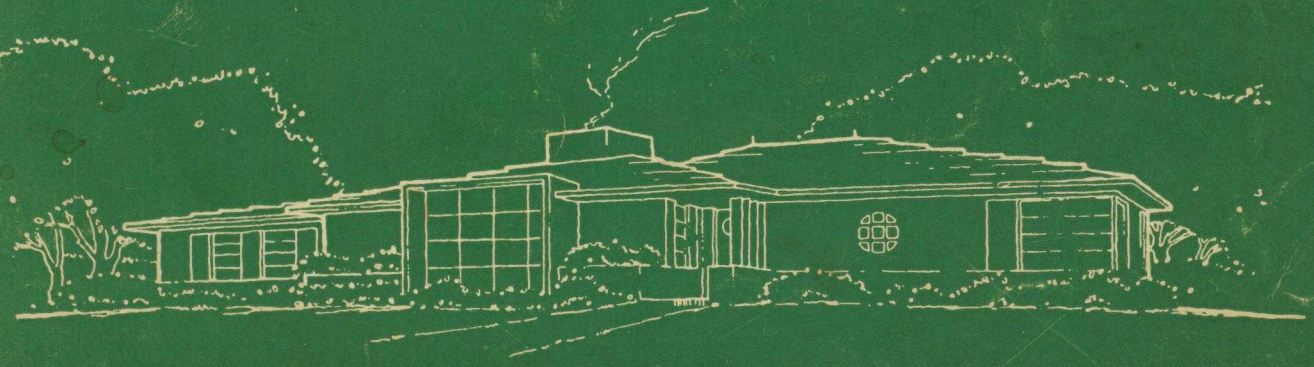
DISTINCTIVE SMALL HOMES



by Guy L. Rosebrook, Architect

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DISTINCTIVE SMALL HOMES

By

GUY L. ROSEBROOK, Architect

FOREWORD

This is a book of practical, attractive home plans, not a schedule of costs and expenditures for building a home. I make this clear because of the increasing number of similar publications which attempt to state fixed prices on a home of any given size. One such book illustrates a steam heated, insulated, 3-bedroom, 2-story and basement house, and blandly states that it will cost approximately $5000.00. This would be a gross under-estimate in any locality, for such a home. Moreover costs would vary upward as much as $2500.00 in the different parts of the country.

Another factor influencing the preliminary price of a home will be time. This month contractors may be quoting a price of $6.50 per square foot while next month, due to market fluctuations, labor costs, etc., the price might be either $6.00 or $7.00. You will note that on each of my plans I state the livable area contained. Methods of pricing vary—some use a total area at one price and include area of garages, porches, etc., in this price. Others compute livable area at one price with garages, porches, etc., at a lower price per square foot; while others use a cubical contents formula. It will be a simple matter for you to select your plan, consult your bank or contractor on the present cost per foot, and then by simple multiplication, determine approximately what you will pay for the home you have chosen. I have found it wise to leave a 5% margin for unforeseen expenses. Final costs can only be determined when plans, specifications and details are available to the builder.

This is the seventh of my "Distinctive Small Homes" books. In 1938 a group of lumbermen interested me in publishing my first, to furnish drawings and specifications for small home builders who wanted a better-than-average low cost house. Through constant revision, this book represents a fairly true cross-section of several thousand letters of criticism and requests for small homes.

In general, I am not presenting extreme modernism in my architecture. Loan companies seem to shy away from these extreme designs, and popular tastes are definitely on the "traditional" side. Improvements and changes are constantly being made in my plans as a result of discussions with local owners and builders and from ideas contained in letters from all parts of the country. Many of these plans have a large variety of exteriors. Most of them are 1-story, compact, and without basements. Floor or wall furnaces are used, as are the new low attic type gas furnaces; in colder climates radiant types should be used. With present costs, omission of basements makes possible a larger house or one otherwise beyond your means.

If you have your heart set on a "magic kitchen" such as we have seen advertised in magazines for the home of tomorrow, don't plan too heavily on the realization of this dream too soon. In general, the dish washer, ironizer, cold tube lighting, automatic laundry, and other very desirable features are, as yet, beyond the reach of the low cost home even if they were to be available in the immediate future. Most of these things will be added to the home as time goes on. You may have been led to expect radical new materials. 95% of the homes in the immediate future will be built of time-tested and traditional materials, with improvements.

On the last page of this book, you will find information as to the cost of plans and specifications for any house shown herein.

GUY L. ROSEBROOK, Architect

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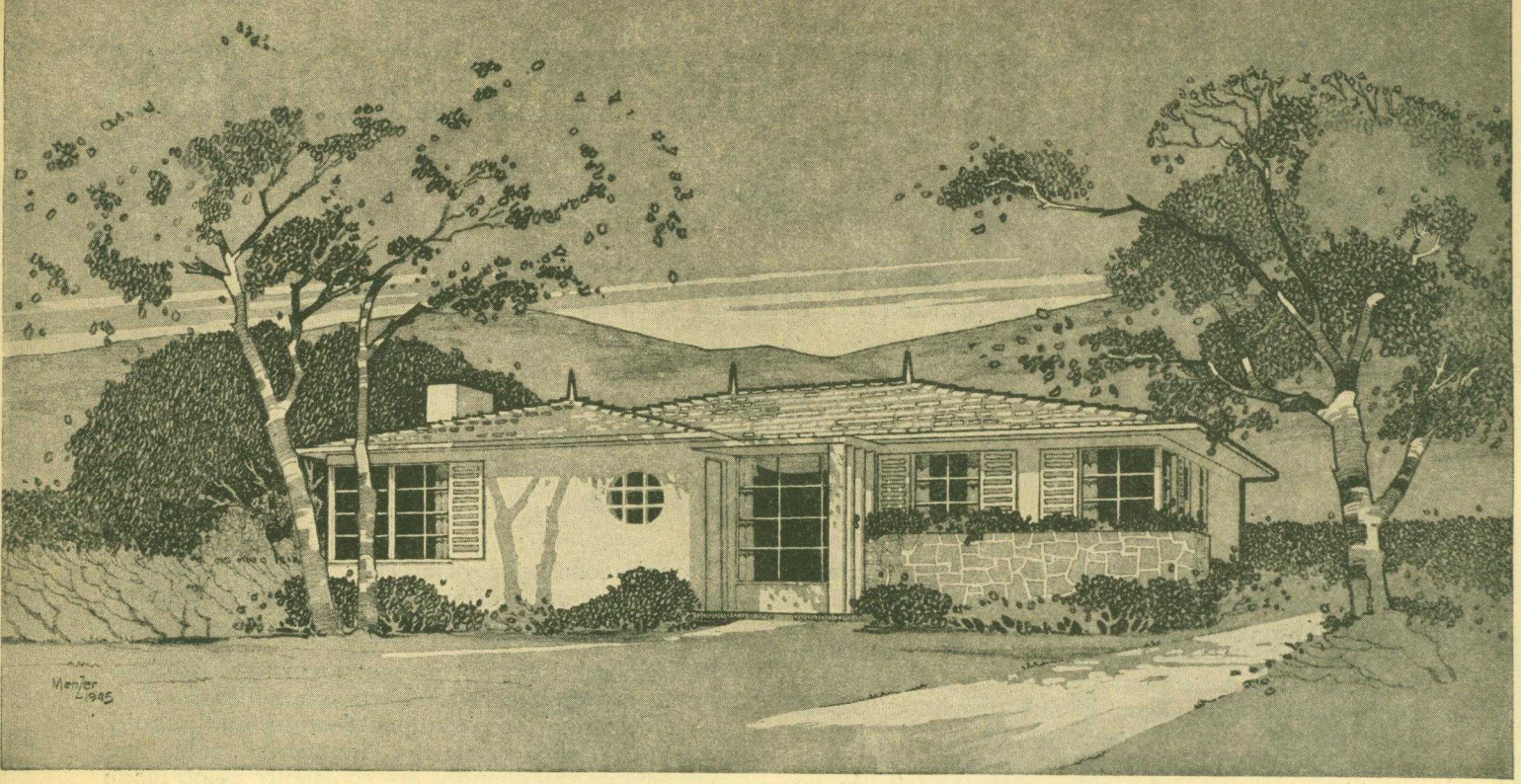
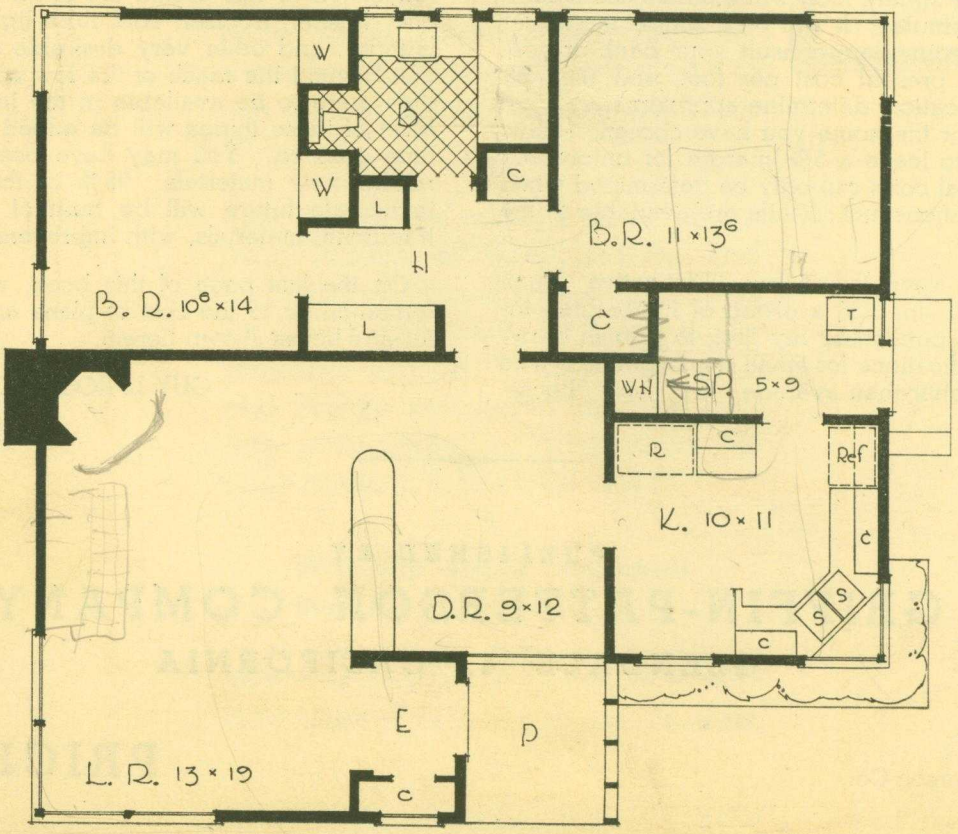
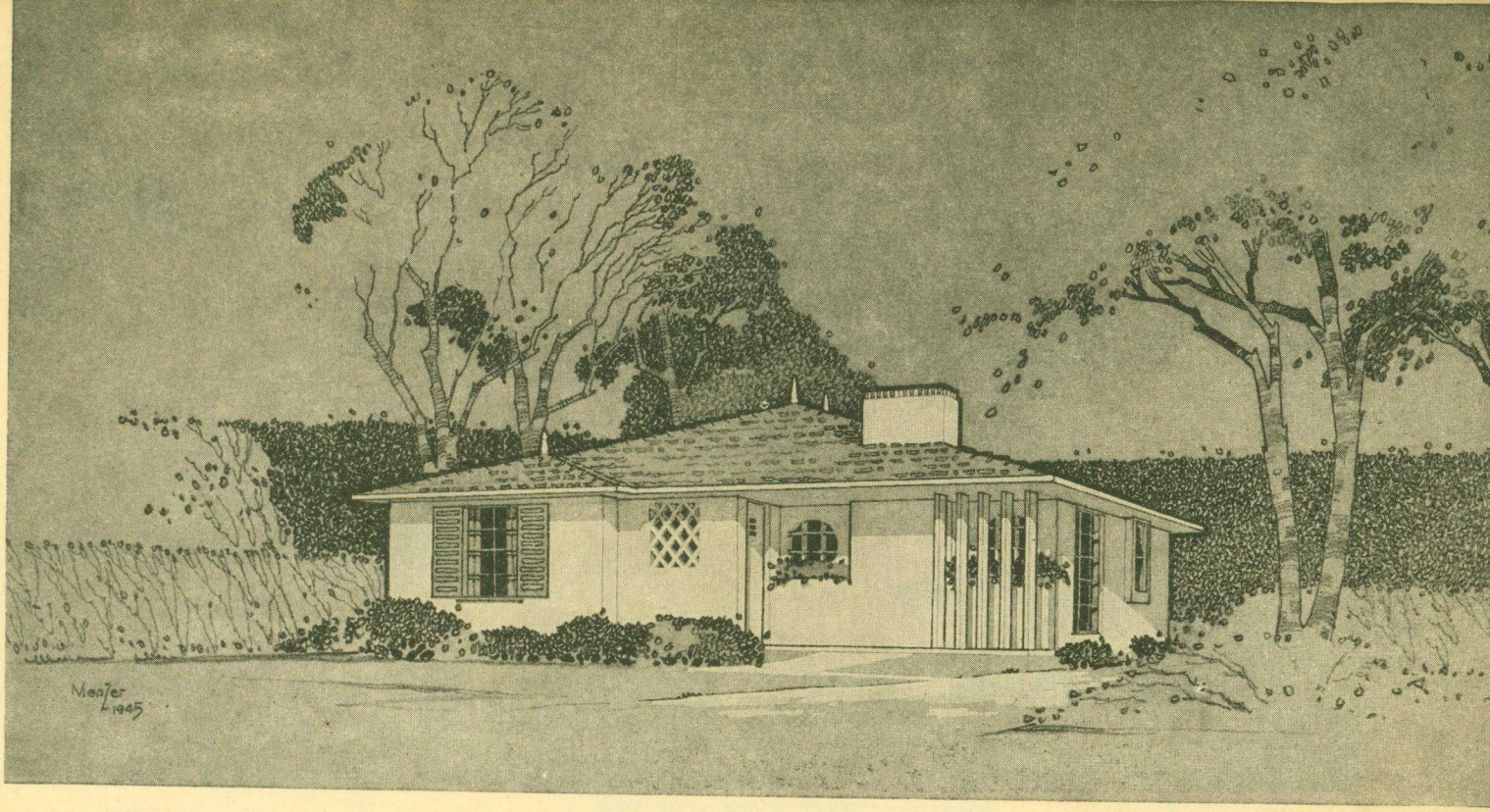


PLAN NO. 102 **AREA 1090 SQ. FT.** **HOUSE WIDTH 36 FT.**

Modern plan with living room dining room combination, separated by 4' 6' cabinet, providing book cases and storage facilities for card tables, etc. Kitchen has nice breakfast space. Bathroom features tiled-in wash basin with semi-concealed toilet. Kitchen can be rearranged to permit use of washing machine, dish washing combination, if desired. Where stone is not available for window box indicated, common red brick, white washed with the red brick showing through in places is equally attractive. Exterior of house should be in stucco.

Livable area 1090 sq. ft., overall with 37 ft., overall depth 36 ft., porch area 24 sq. ft., garage area (1) 240 sq. ft., roof material wood shingles, exterior stucco.

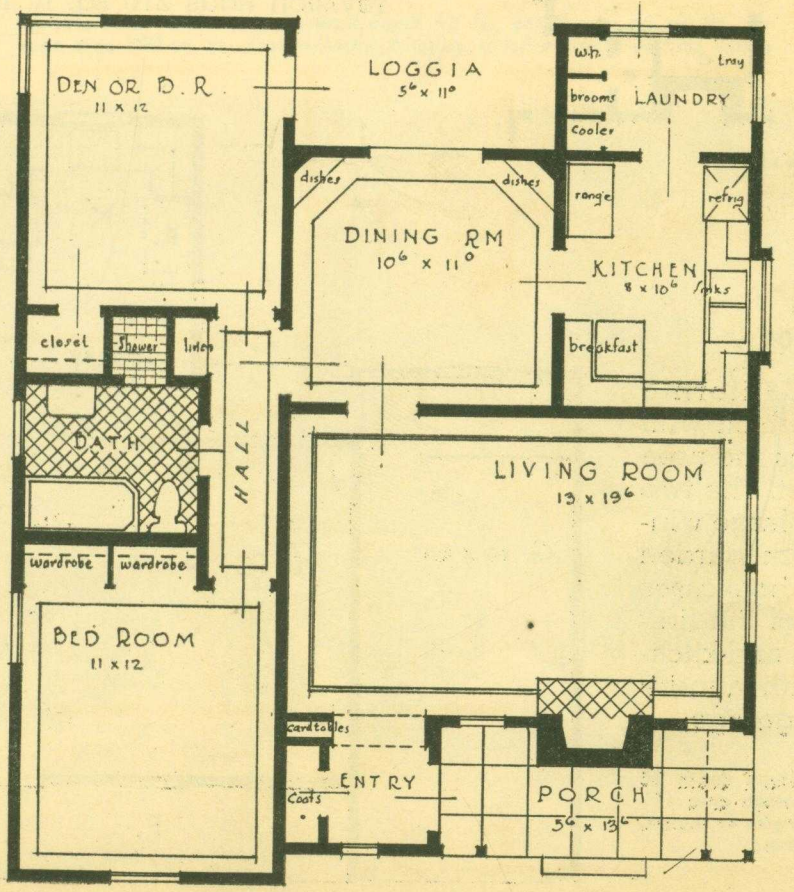


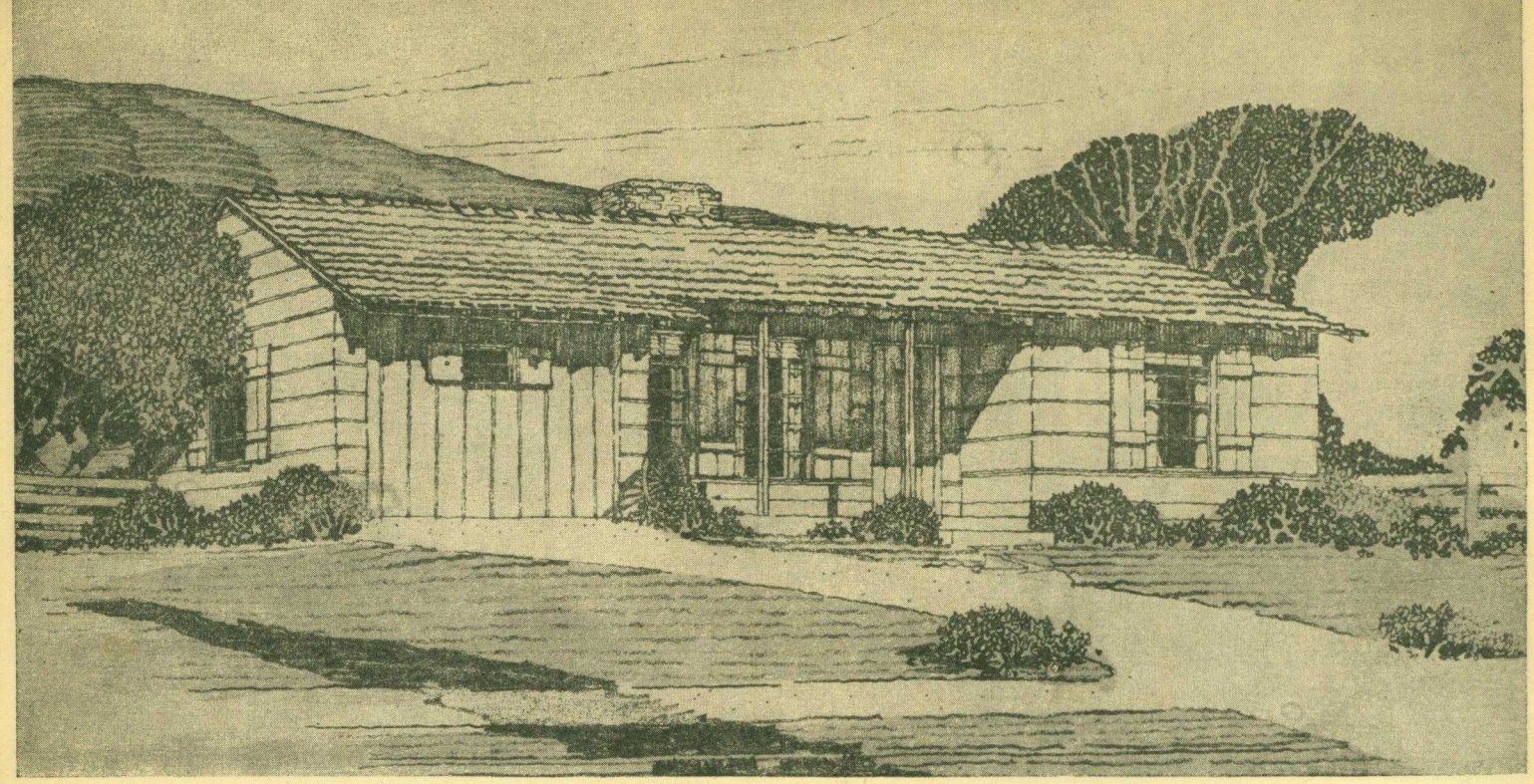


PLAN NO. 103 AREA 1025 SQ. FT. HOUSE WIDTH 32 FT

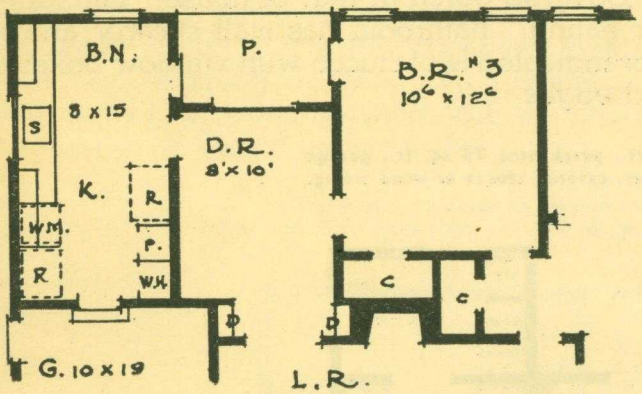
A compact two bedroom house with a nice entry hall. Covered porch at rear of house. Laundry can be reversed, giving access to covered porch for outdoor eating. Bathroom has stall shower and front bedroom utilizes two sliding door wardrobes. Exterior indicated is of stucco with window boxes each side of fireplace. Wood posts are 3" x 6" with rounded edges.

Livable area 1025 sq. ft., overall depth 38 ft., porch area 73 sq. ft., garage (1) 240 sq. ft., roof material shingles or shakes, exterior stucco or wood siding.





PLAN NO. 104 AREA 900 SQ. FT. HOUSE WIDTH 40 FT.



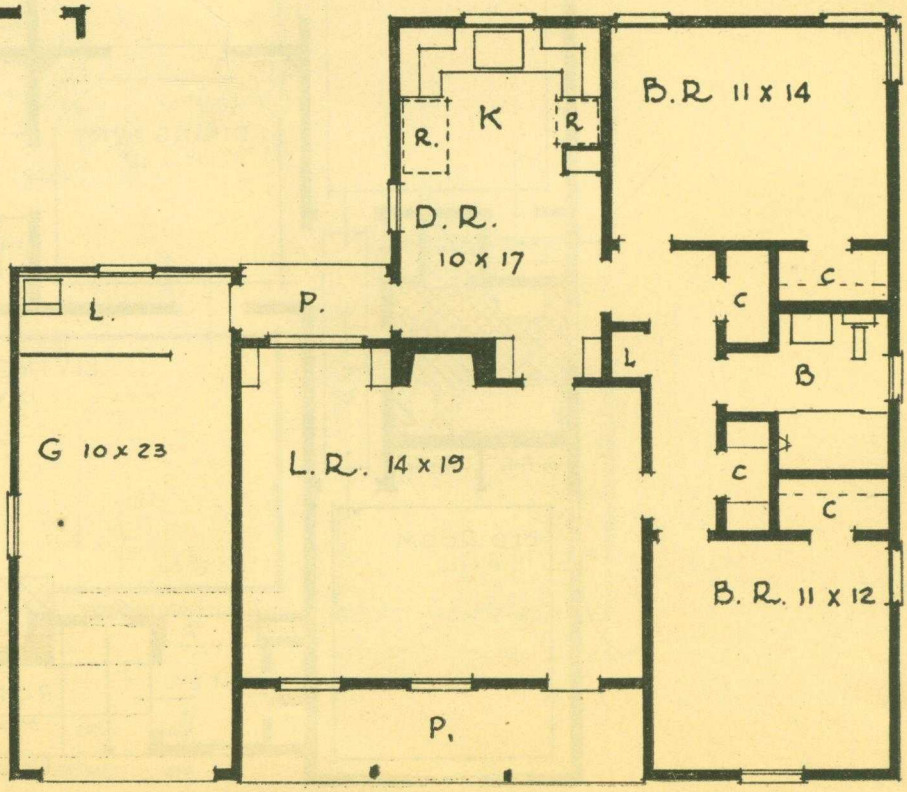
PLAN NO. 104

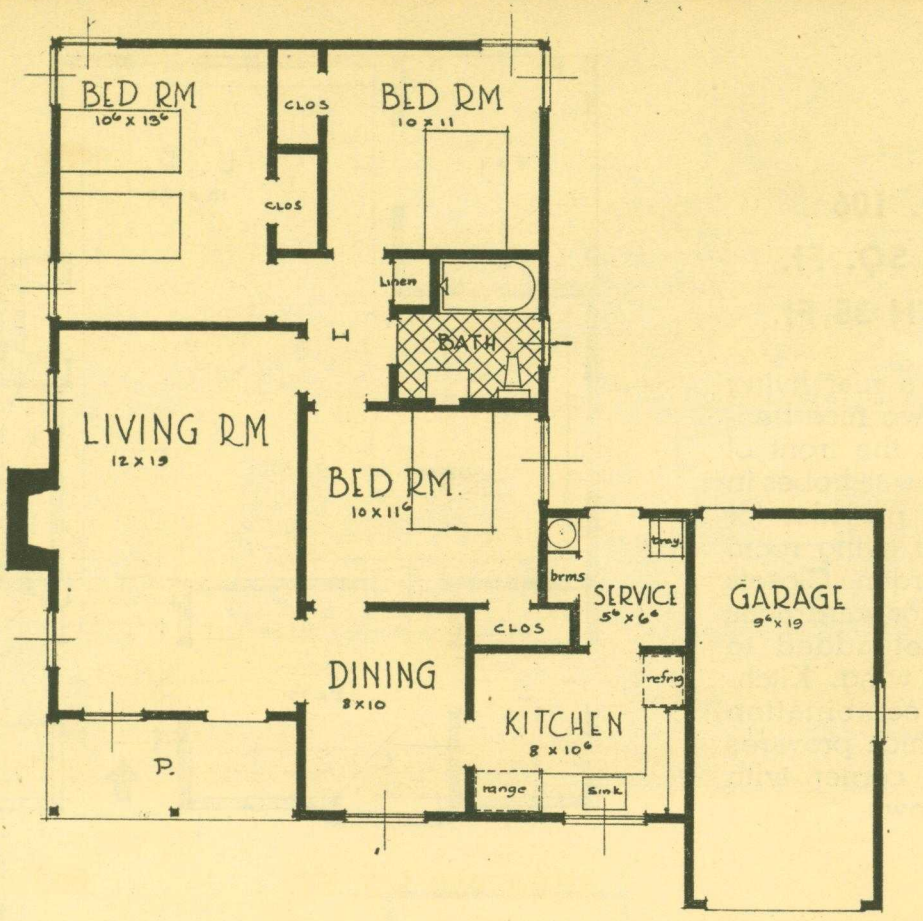
indicates small California ranch house type, which with two bedrooms keeps the area well below 1,000 feet. The two bedroom plan gives large window opening to porch, garden to the rear with bookcases flanking each side of the fireplace. Dining room and kitchen are combined with laundry facilities located in garage.

Livable area 900 sq. ft., overall depth 36 ft., porch area 96 sq. ft., garage area (1) 240 sq. ft., roof material shingles or shakes, exterior wood siding.

ALTERNATE PLAN NO. 104-A

calls for an additional bedroom, making a three bedroom house with a rearranged kitchen, dining room and other facilities. This house also looks well in stucco or white-washed brick. This revision adds 216 sq. ft. to livable area.

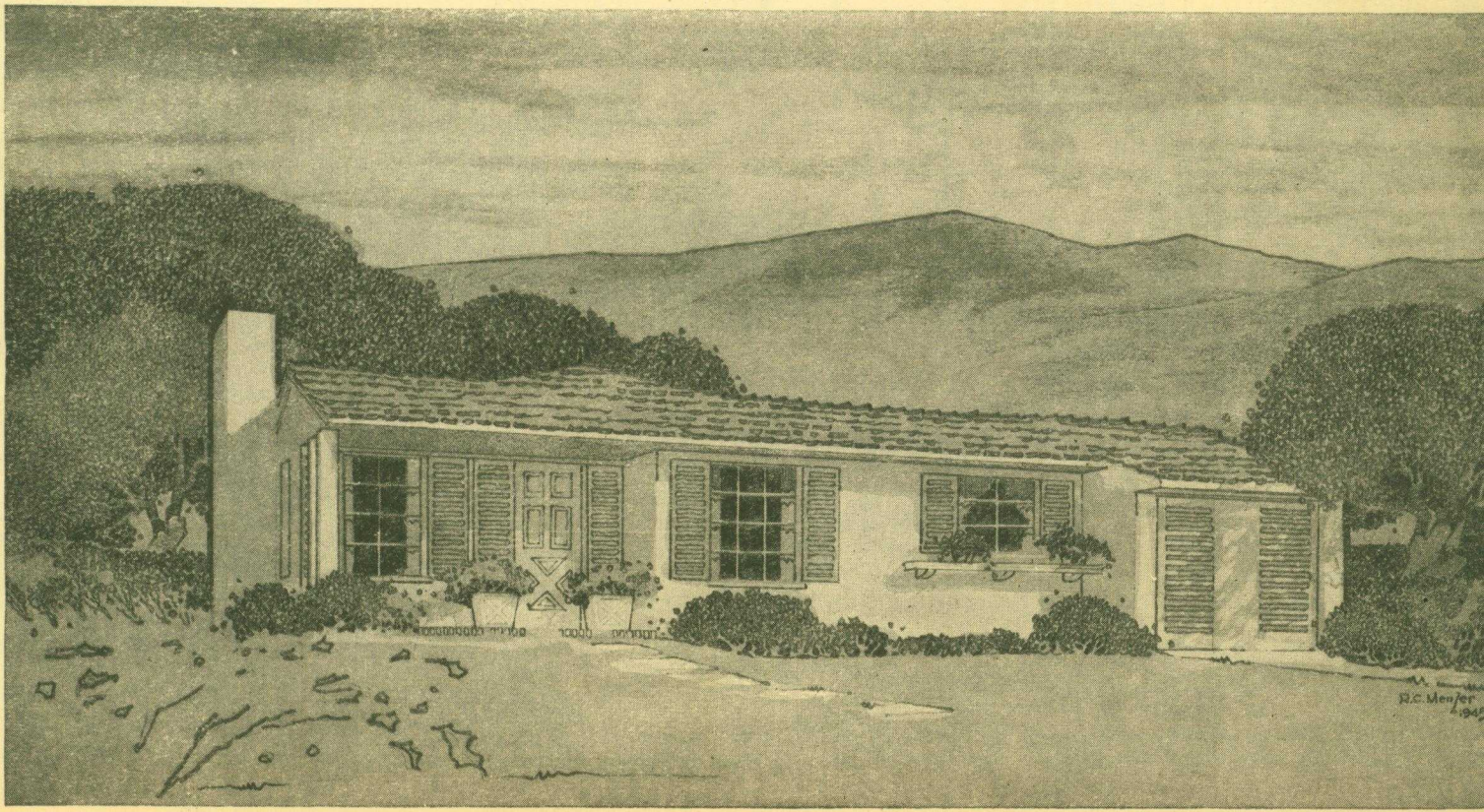




PLAN NO. 105 AREA 1000 SQ. FT. HOUSE WIDTH 42 FT

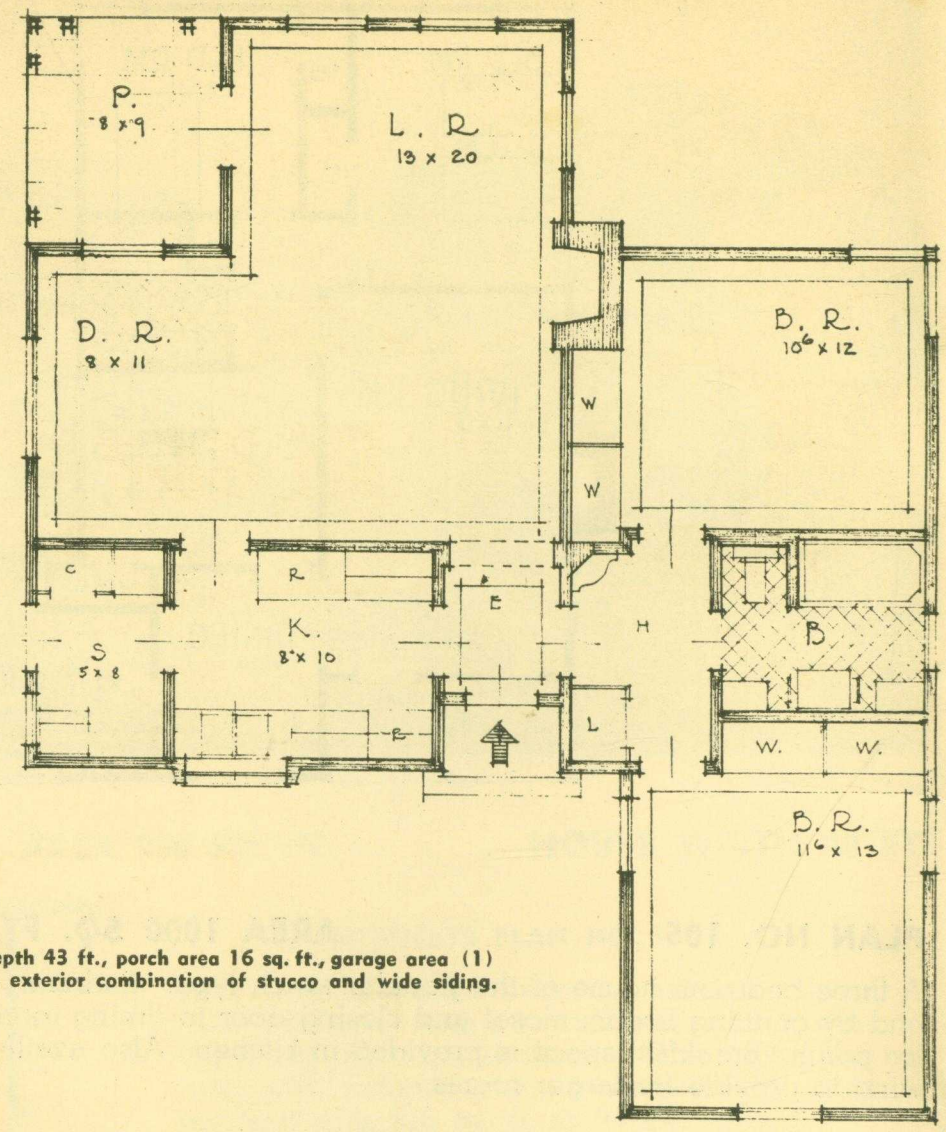
A three bedroom house of the popular ranch type. Bedroom off dining room can also be used as de and by omitting broom closet and closing door to dining room, access may be obtained through serv ice porch. Breakfast space is provided in kitchen. Also available with both 2 or 4 feet wider in rea wing to provide for larger rooms.

Livable area 1000 sq. ft., overall depth 40 ft., porch area 60 sq. ft., garage area 190 sq. ft., roof material shingles, exterior stucco or wide siding.

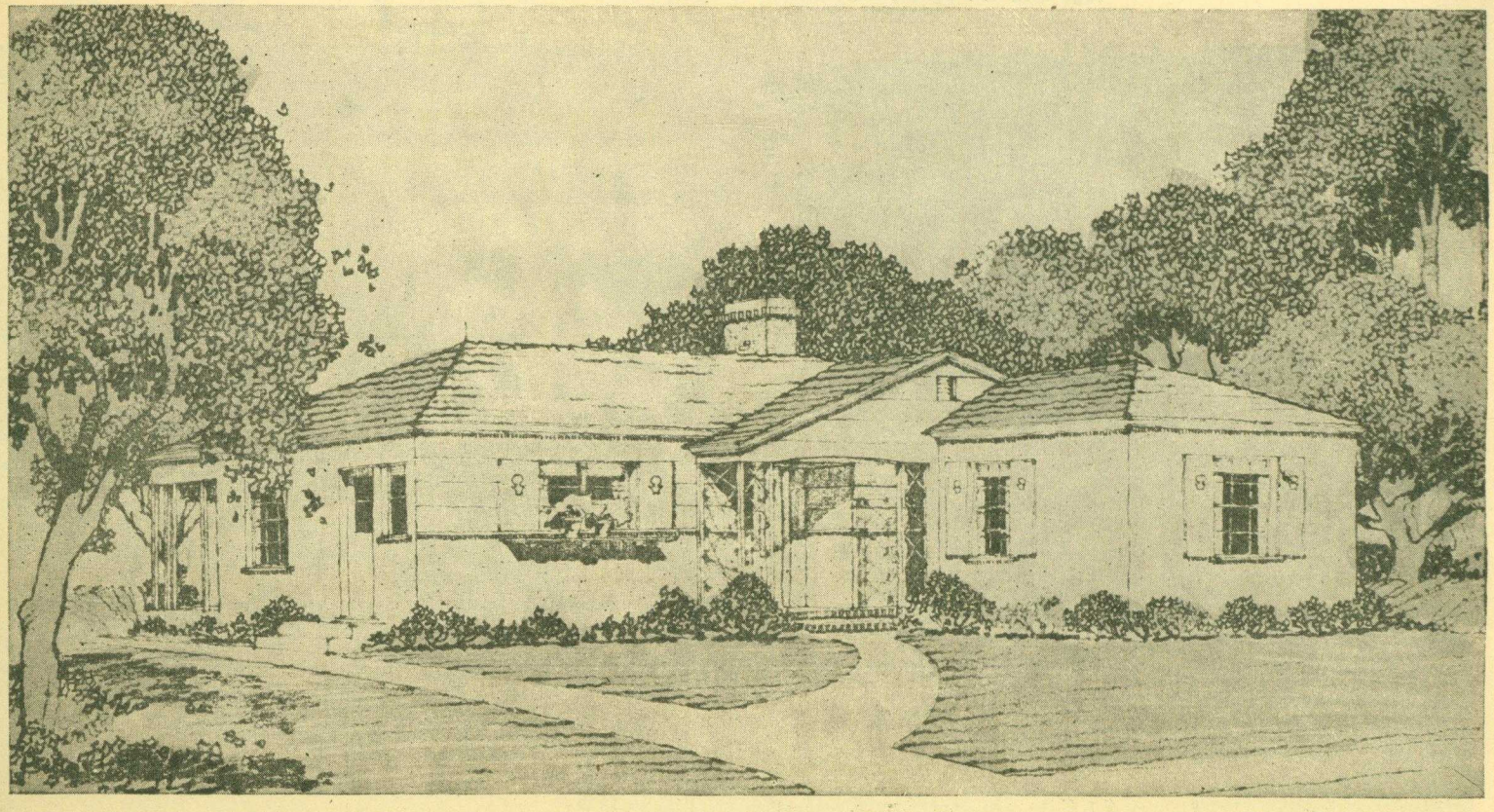


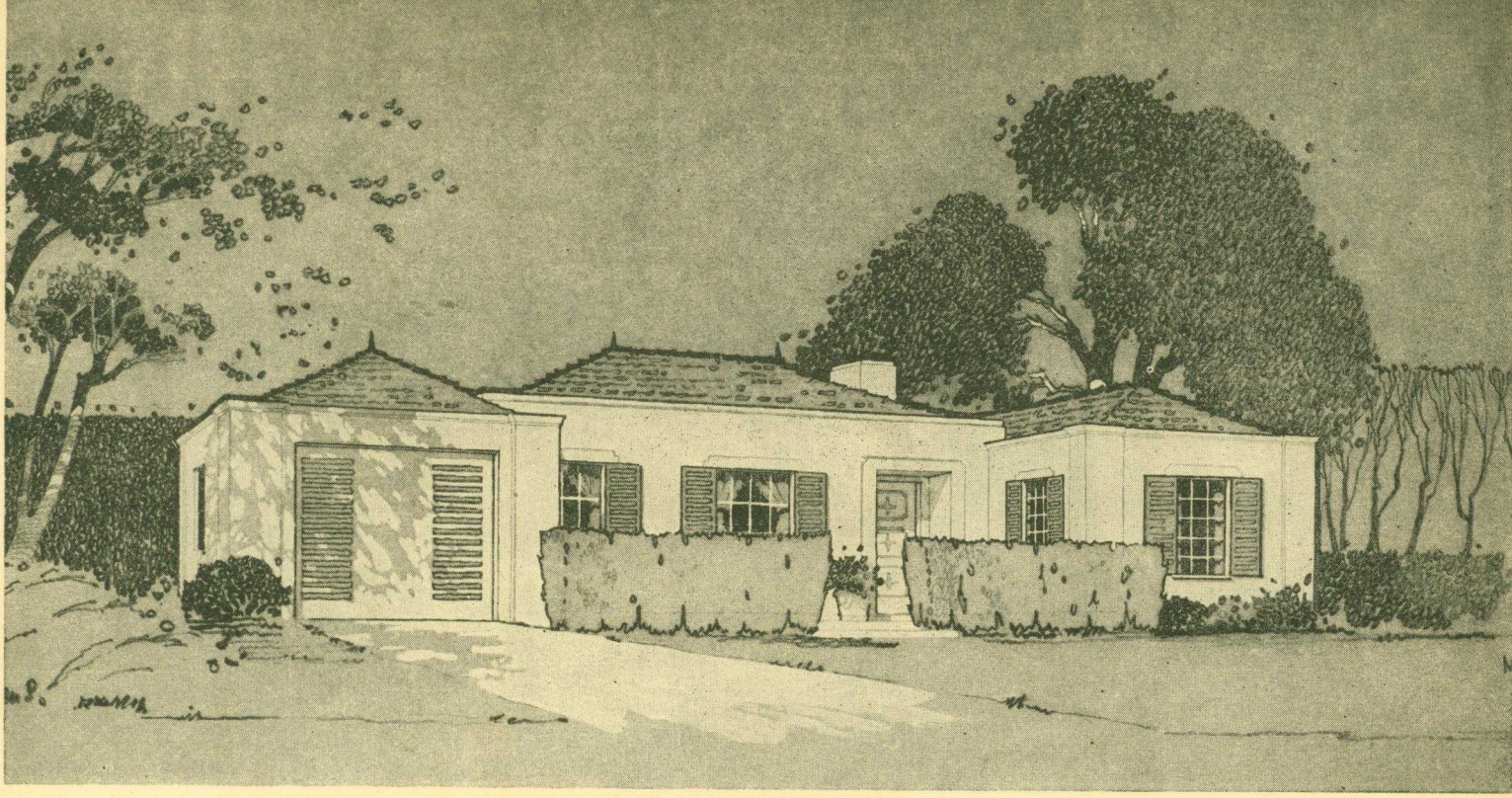
PLAN NO. 106
AREA 1015 SQ. Ft.
HOUSE WIDTH 35 Ft.

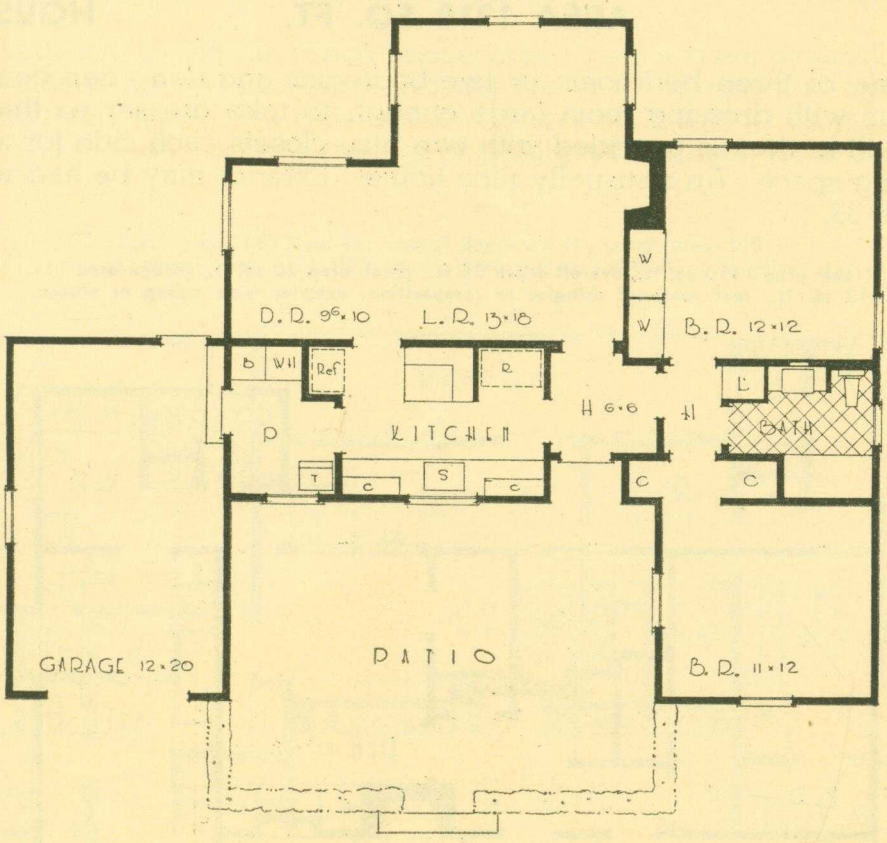
This plan features a rear living room house with two nice bedrooms. Kitchen to the front of the house. Utilizes wardrobes in the bedrooms and provides for a nice porch off of living room giving access to garden. Closets can be substituted for wardrobes shown with 2 feet added to length of bedroom wing. Kitchen alternates for combination kitchen laundry which provides breakfast room at corner with large corner windows.



Livable area 1015 sq. ft., overall depth 43 ft., porch area 16 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior combination of stucco and wide siding.



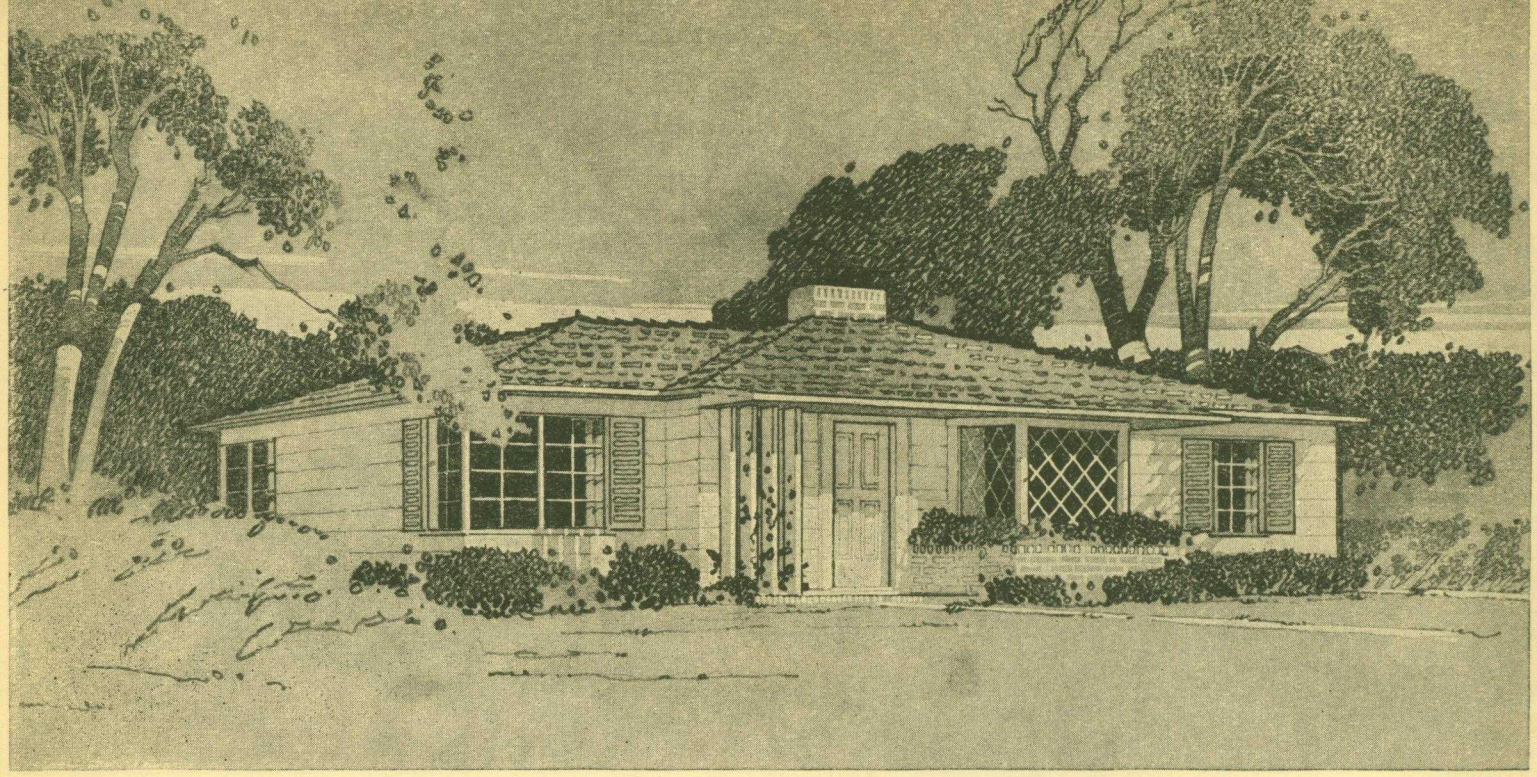




PLAN NO. 107 **AREA 1100 SQ. FT.** **HOUSE WIDTH 52 FT.**

Plan is almost identical with house on previous page with the exception of the fact that the garage is here attached to the house and provides breakfast space in kitchen. This also illustrates how house of same plan can adapt itself to entirely different exteriors. Same note as to bedroom wing applies.

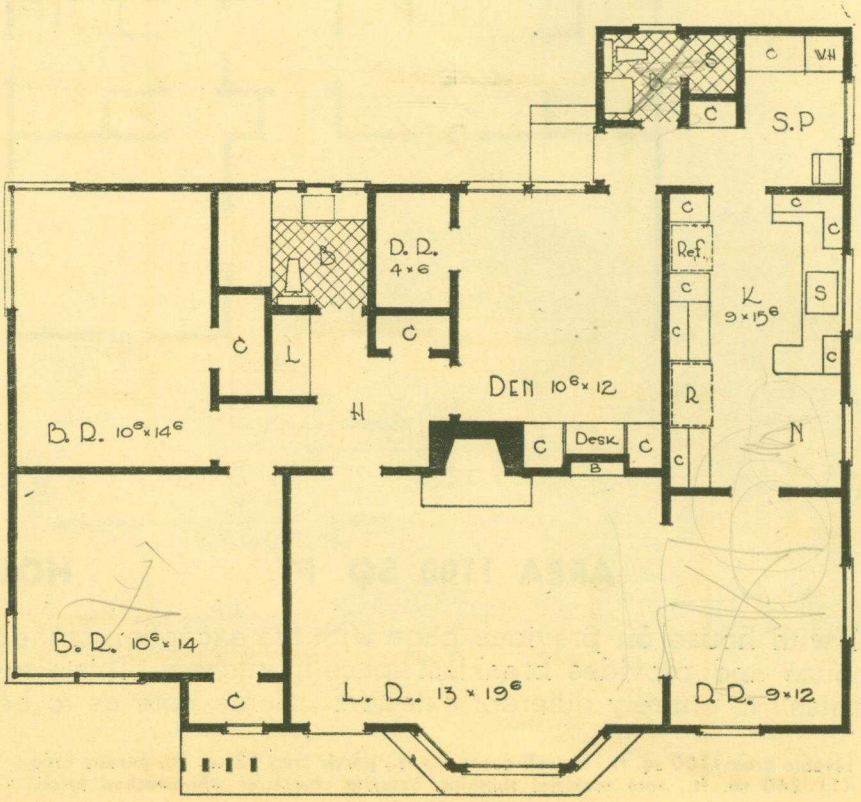
Livable area 1100 sq. ft., overall depth 40 ft., porch area 12 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco or whitewashed brick.

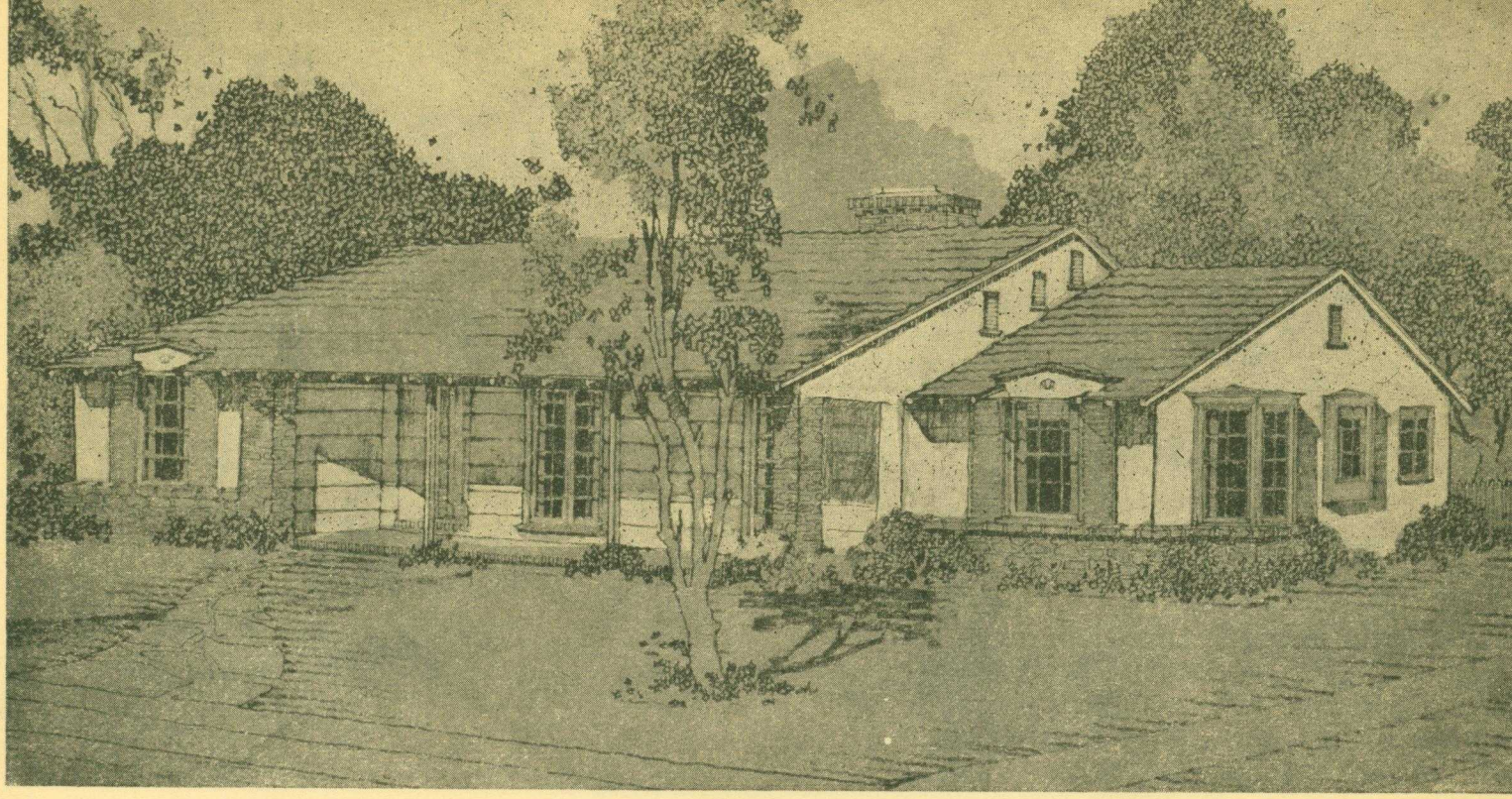


PLAN NO. 108 AREA 1310 SQ. FT. HOUSE WIDTH 45 FT.

A traditional type home of three bedrooms or two bedrooms and den—den being arranged for possible boys or girls room with dressing room large enough to take dresser so that bedroom furniture will not be needed. Built in desk is provided with two nice closets each side for sport equipment, etc. Kitchen has good dining space. An unusually nice house. Exterior may be had with composition roof similar to No. 153 page 53.

Livable area 1310 sq. ft., overall depth 36 ft., porch area 20 sq. ft., garage area (1) 240 sq. ft., roof material shingles or composition, exterior wide siding or stucco.

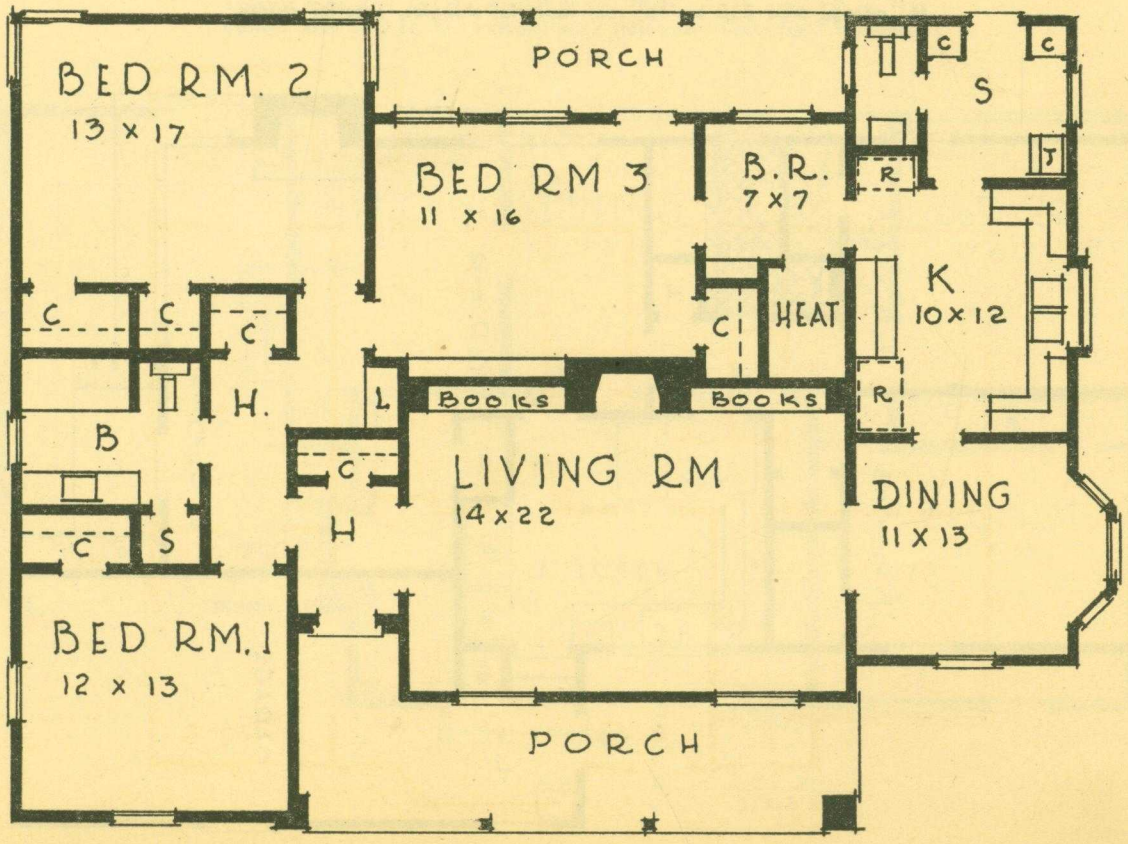


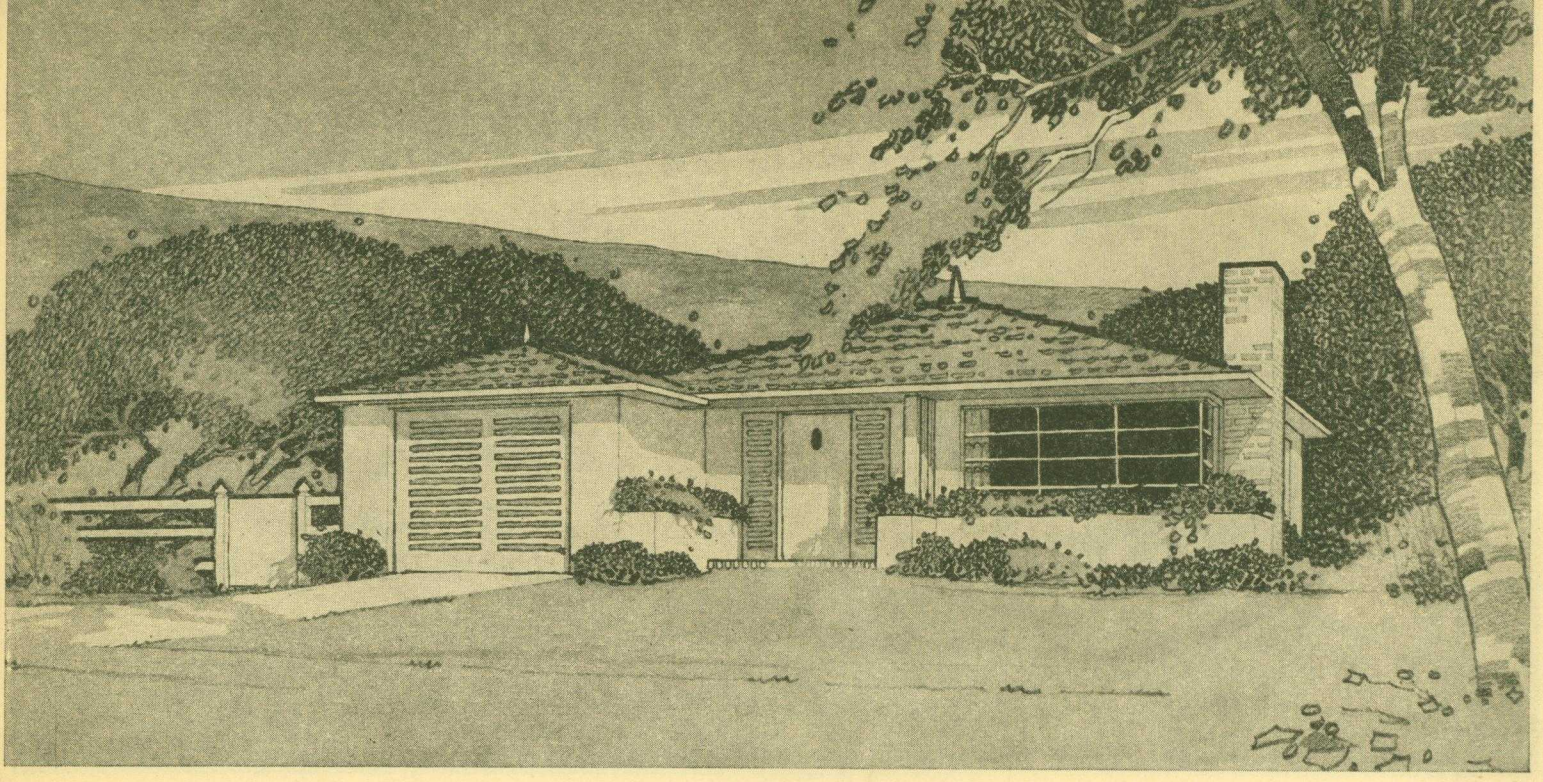


PLAN NO. 209 **AREA 1650 SQ. FT.** **HOUSE WIDTH 57 FT.**

An interesting three bedroom California ranch house, combining a small amount of native rock or brick across the front with stucco and wide siding. Rooms are of good size and bedrooms can take twin beds. Bath has stall shower, tiled. Fan type hot air furnace off breakfast room. Attic type can be substituted if desired and heat closet used as storage or pantry off kitchen. Note exceptional closet space.

Livable area 1650 sq. ft., overall depth 38 ft., porch area 240 sq. ft., garage area (2) 400 sq. ft., roof material shakes or shingles.

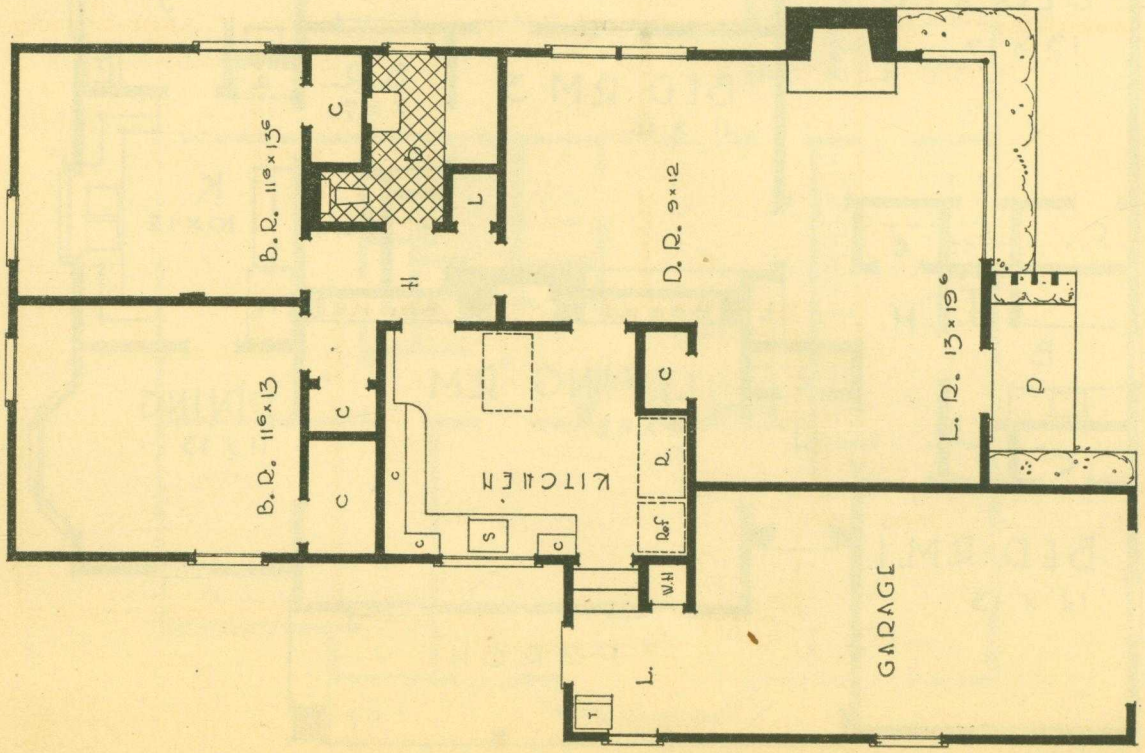


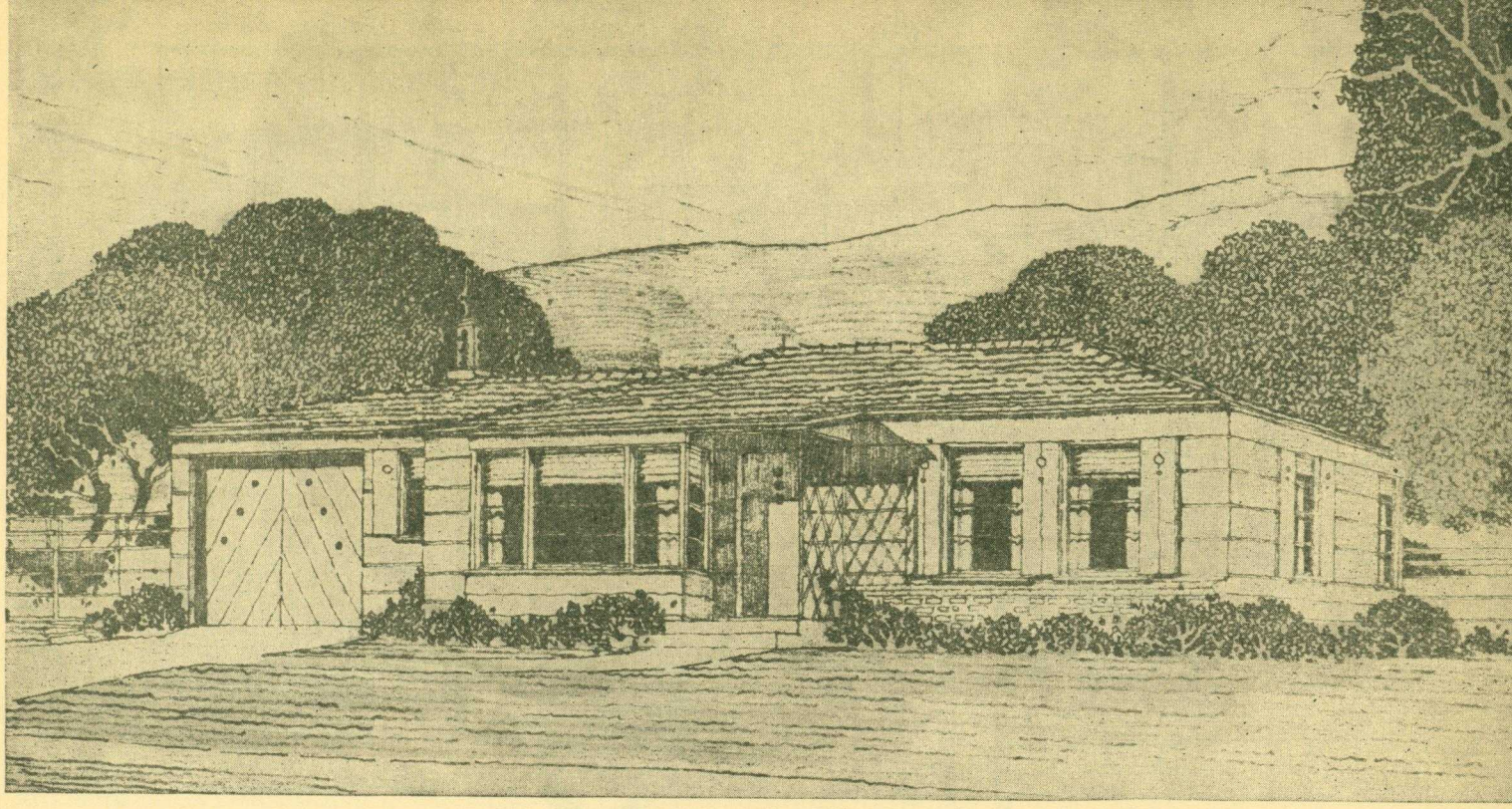


PLAN NO. 110 **AREA 1060 SQ. FT.** **HOUSE WIDTH 32 FT.**

Attached garage house for a narrow lot. This house fits nicely on a 40 foot lot without seeming to be a narrow house. Both rear bedrooms will take twin beds and kitchen permits good dining space with access to laundry in garage from kitchen. Dining and living rooms are exceptionally large for a house of this size. Large shutters at entrance lend dignity and color. Flowers indicated are from pots set on wide ledges. This same house and exterior will lend itself to a third bedroom by placing bath on opposite side of house, and adding 8 feet to length.

Livable area 1060 sq. ft., overall depth 44 ft., porch area 50 sq. ft., garage area 230 sq. ft., roof material shingles, exterior stucco.

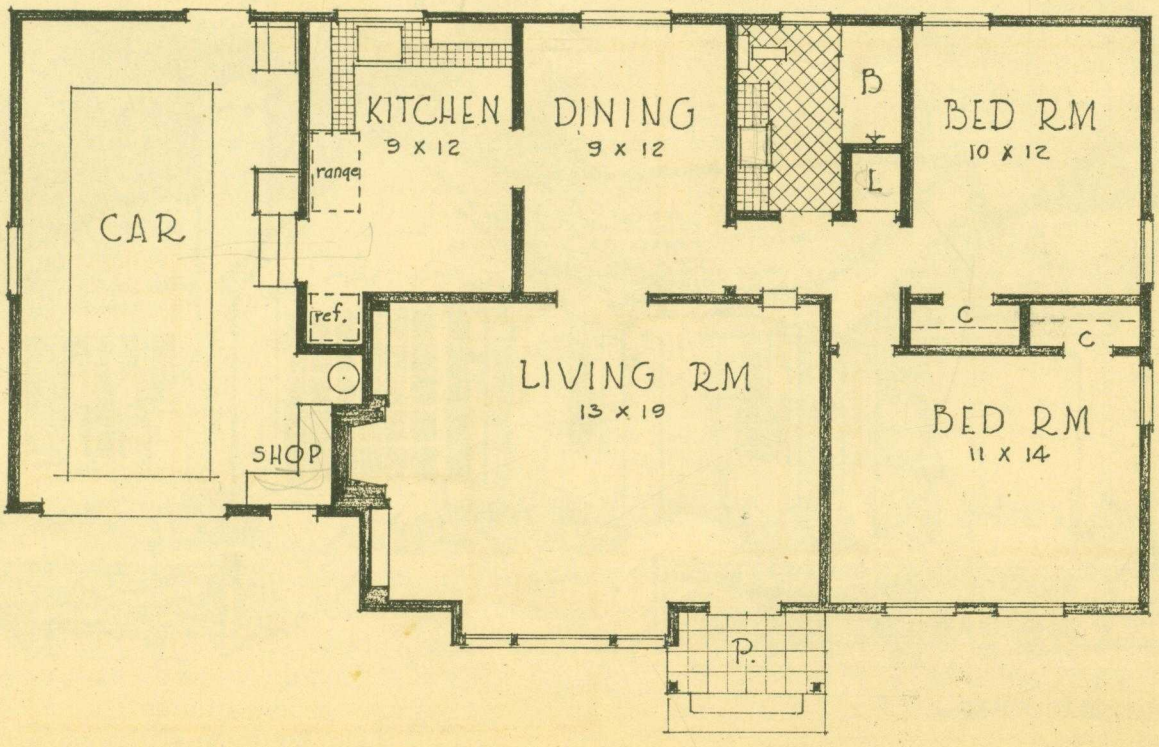


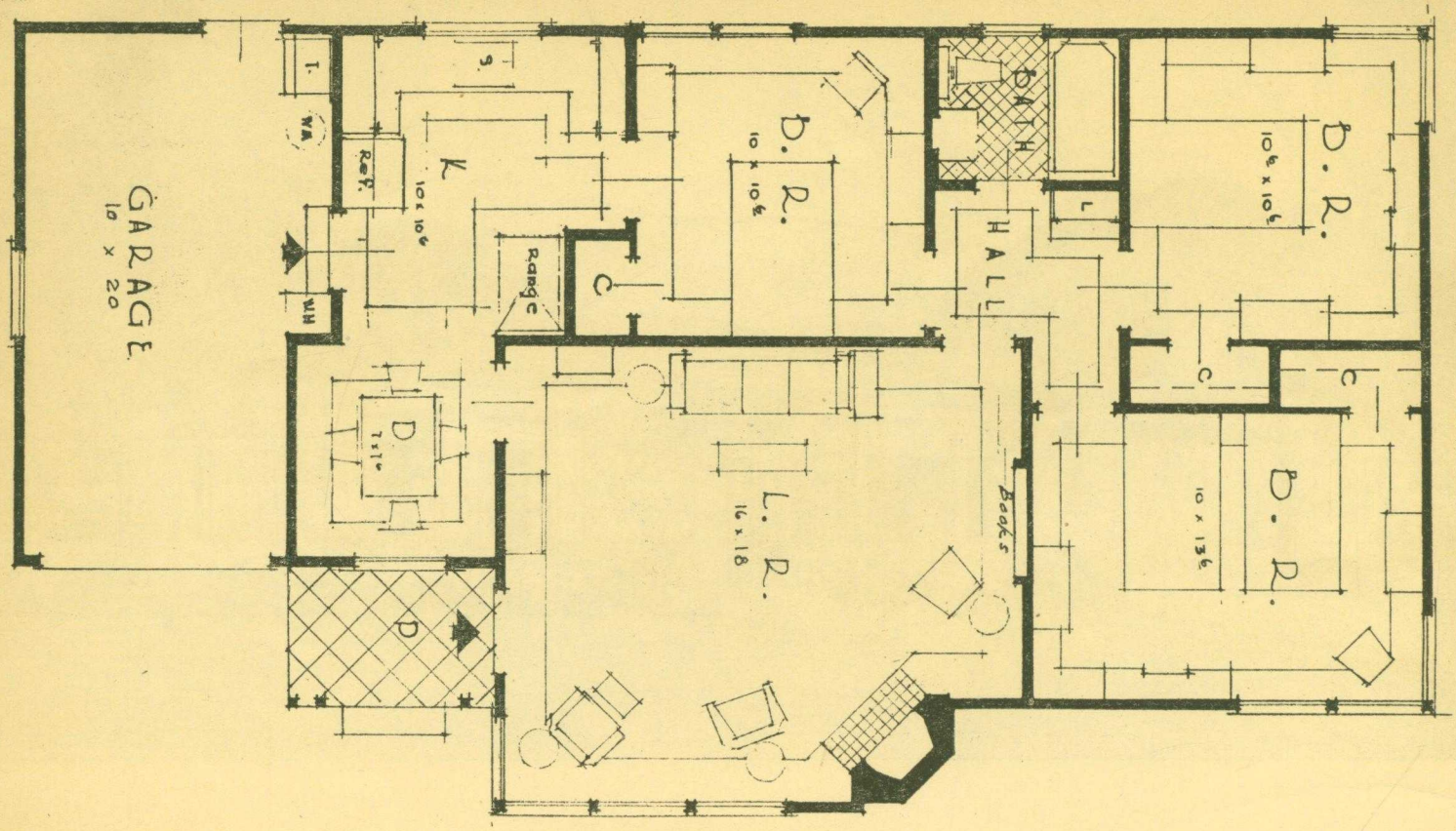


PLAN NO. 111 **AREA 860 SQ. FT.** **HOUSE WIDTH 50 FT**

This house gives either two or three bedrooms and is a low cost house due to the rectangular shape Features an interesting little shop space in garage, together with broom closet and trays in rear. Garage is purposely made wide and long, the excess two feet to permit storage space and other conveni ences. In order to provide for third bedroom, door through living room and dining room is omitted Bathroom reversed to permit linen closet space as closet for dining room and bedroom. A slight rear rangement provides linen closet off hall. Bay window on the front is inexpensive because it does no break into room. This plan also lends itself to same type of exterior shown with plan No. 153.

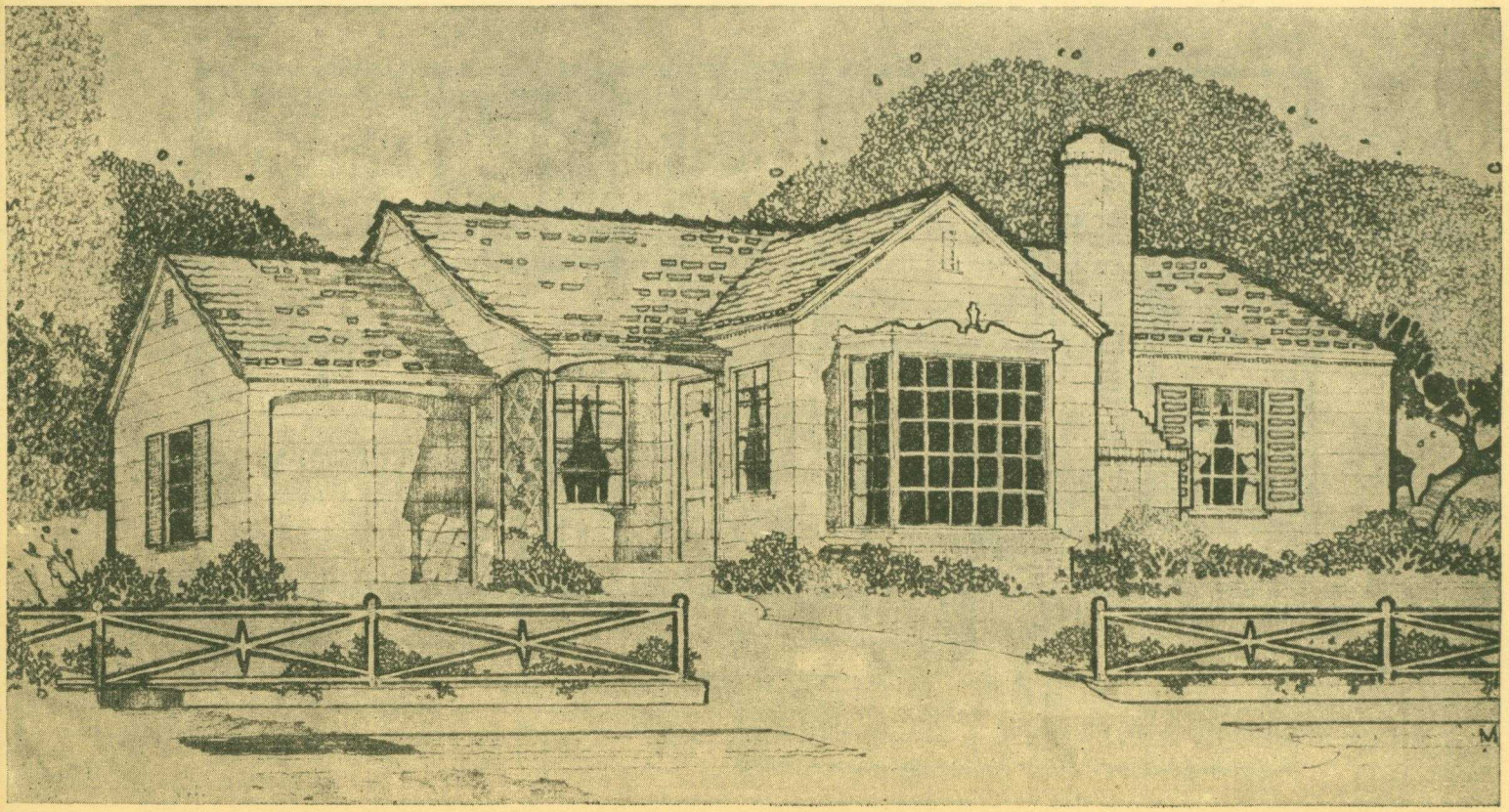
Livable area 869 sq. ft., overall depth 26 ft., porch area 15 sq. ft., garage area 240 sq. ft., exterior wide siding or "Creo-dipt" shingles.

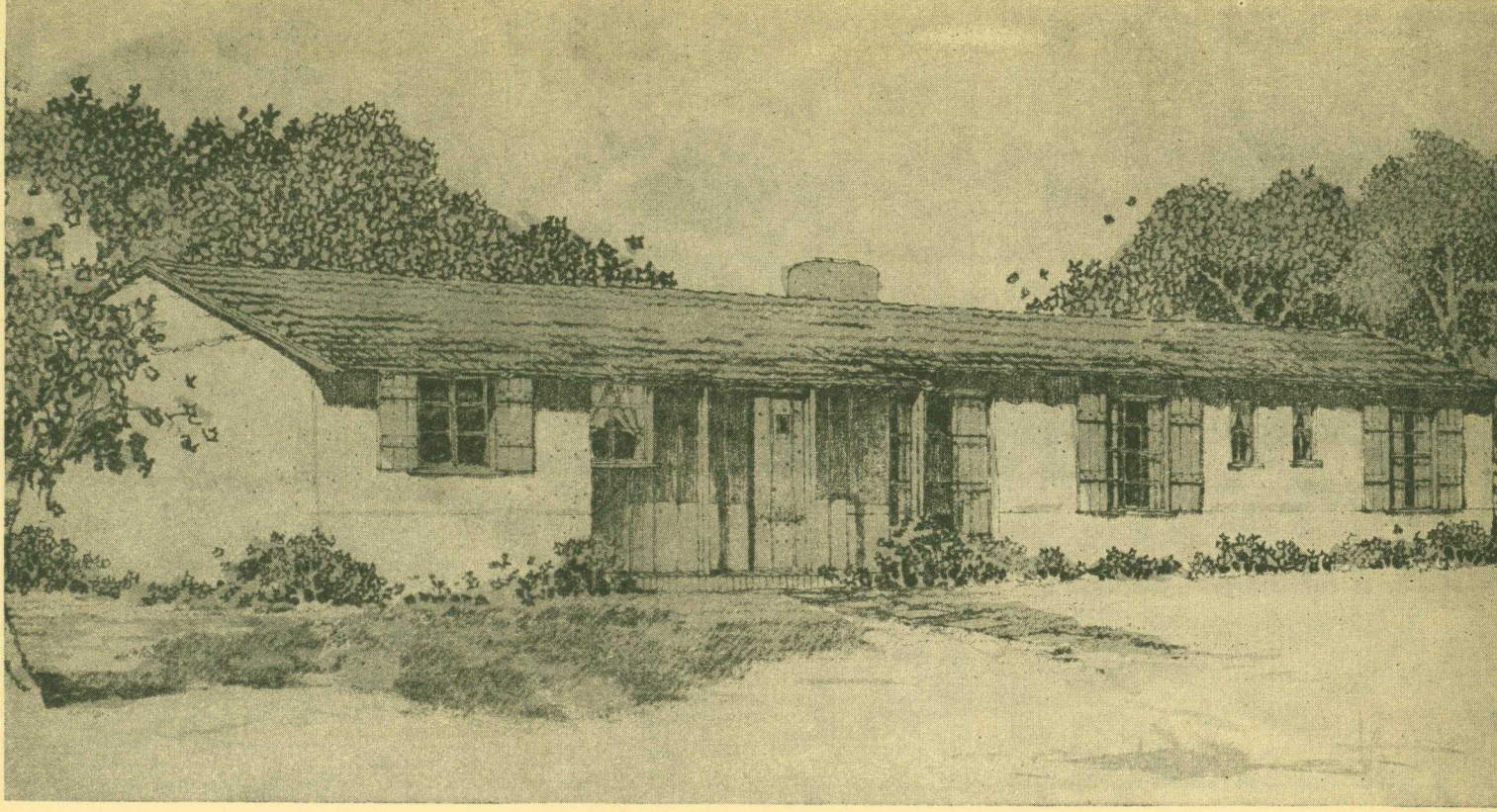


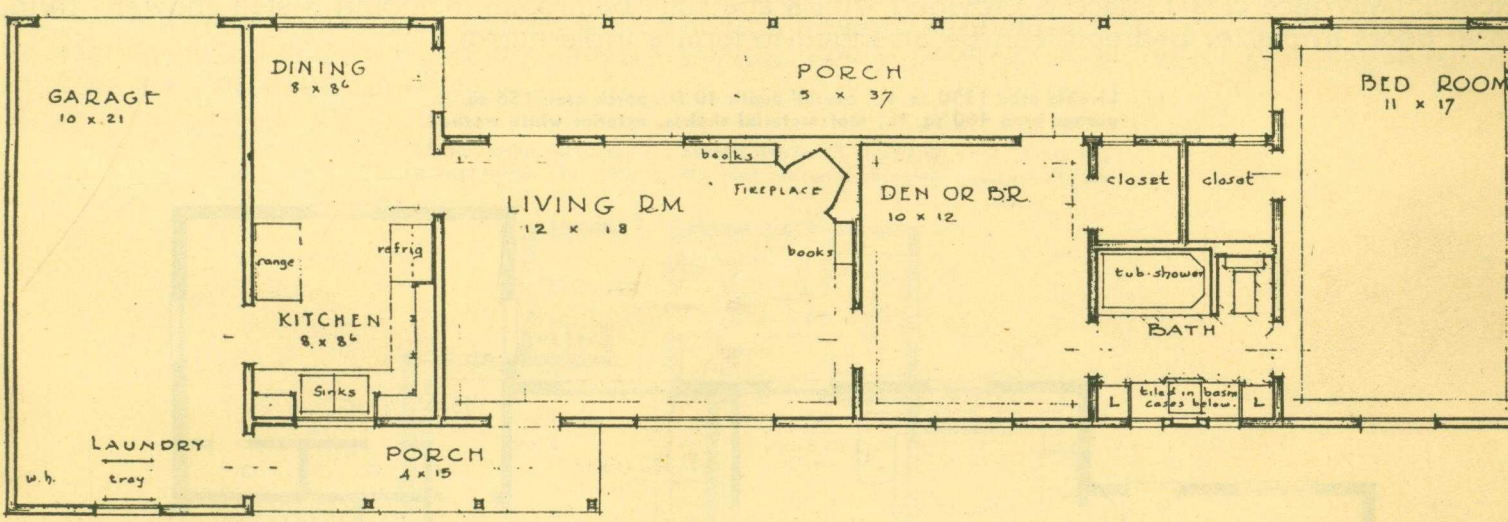


PLAN NO. 112 **AREA 960 SQ. FT.** **HOUSE WIDTH 50 FT.**

A nice compact California ranch house type which features Bay window in the exterior and because this plan looks equally well with large expanse of straight glass, plan indicates elimination of the Bay. Space in garage gives ample work area for man's hobby shop and dining alcove off of kitchen, while small, will set six nicely. If full dining room is desired, opening can be made through partition between dining room and living room. Add additional eight feet in length if two car garage is desired.

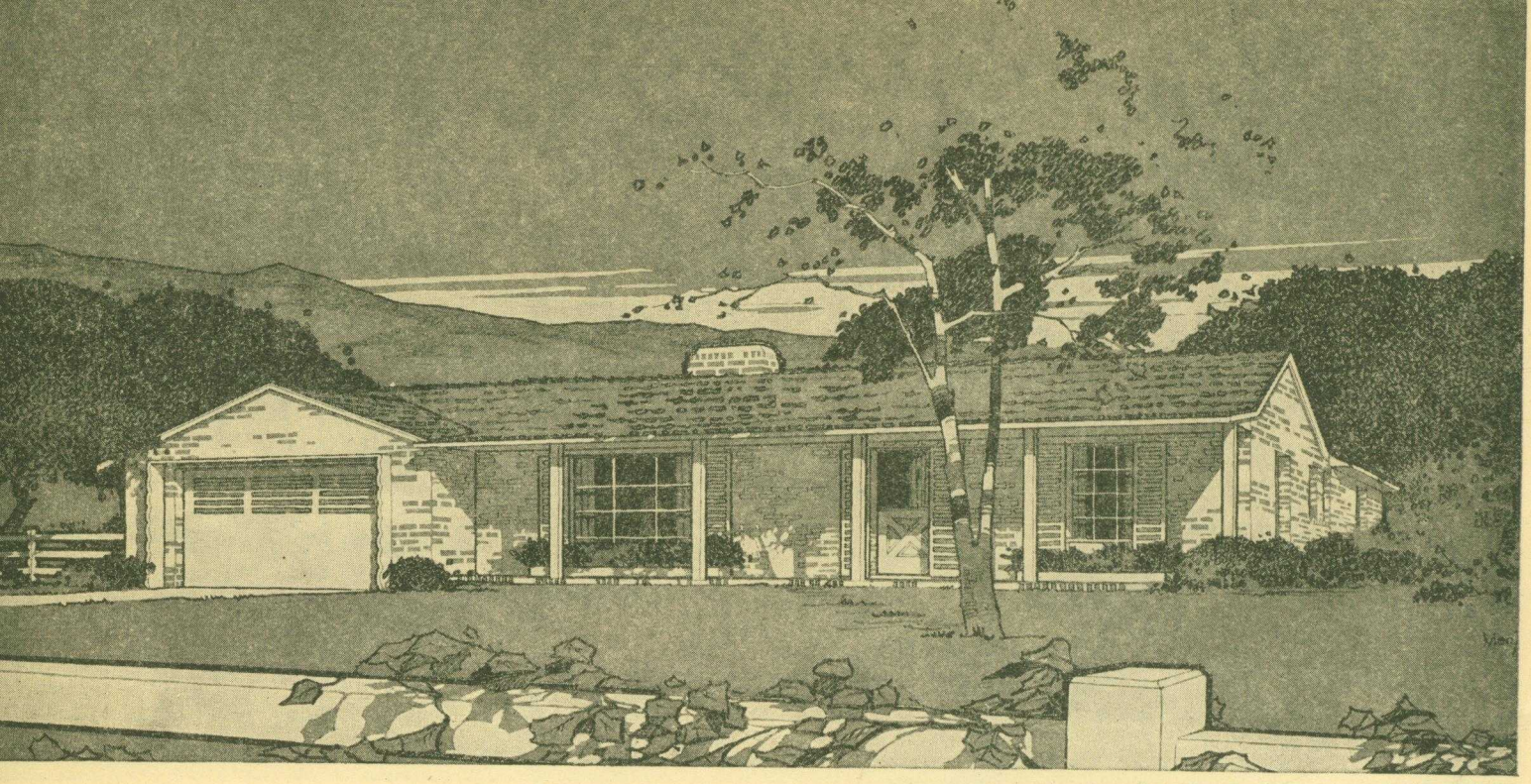






PLAN NO. 113 **AREA 800 SQ. FT.** **HOUSE WIDTH 70 FT**

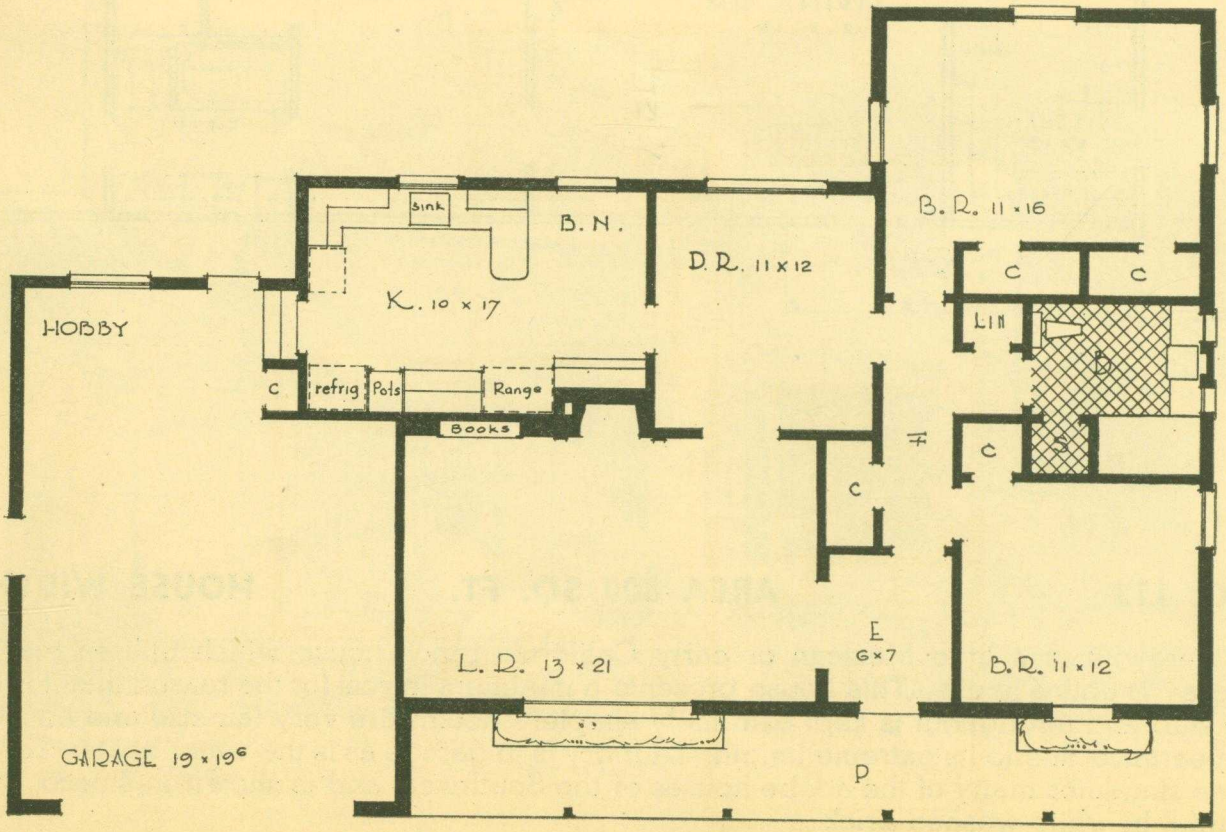
Presented herewith is a little Mexican or early California ranch house which utilizes rear porch fo normal access to entire house. This house presents a minimum in cost for the reason that it is built upo a concrete slab and throughout is kept extremely simple. Rooms are very fair size and house present a large appearance due to its extreme length. Laundry is in garage as is the water heater. The characte of this house simulates many of the adobe houses of the Southwest and is shown in stucco, but is eve more beautiful in white-washed brick.

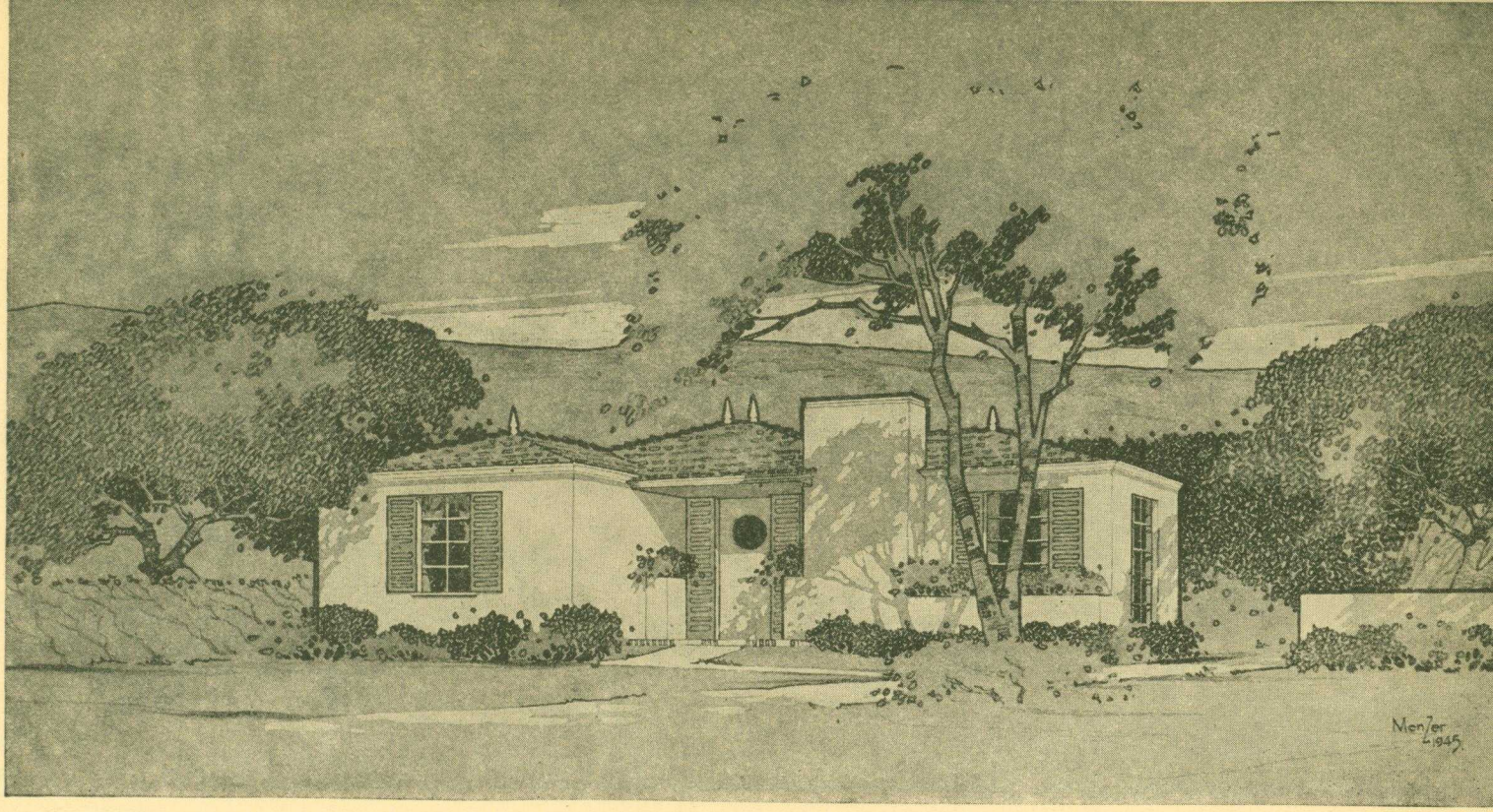


PLAN NO. 214 AREA 1350 SQ. FT. HOUSE WIDTH 62 FT.

This California Ranchhouse calls for exterior walls of white-washed brick, although stucco or siding would be very attractive. The combination of sink and dish washing machine is indicated with the angle of the garage as a hobby room. If laundry is preferred, trays could be located in hobby room. Exceptionally nice closet space is provided with a spacious bathroom, including a stall shower. Twin closet doors in master bedroom can be arranged to form a triple mirror.

Livable area 1350 sq. ft., overall depth 40 ft., porch area 156 sq. ft., garage area 460 sq. ft., roof material shakes, exterior white washed.

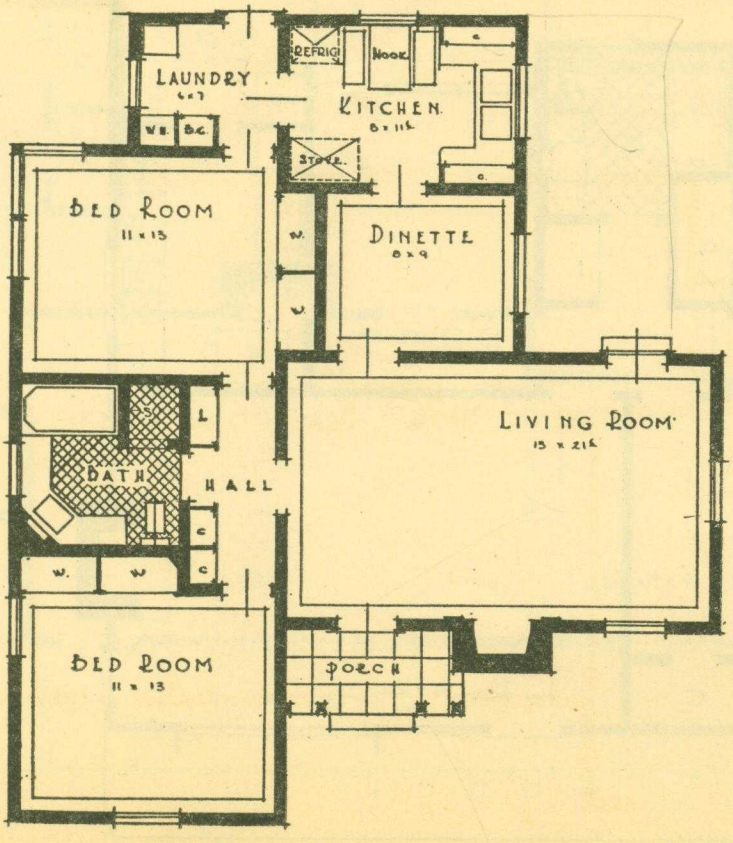


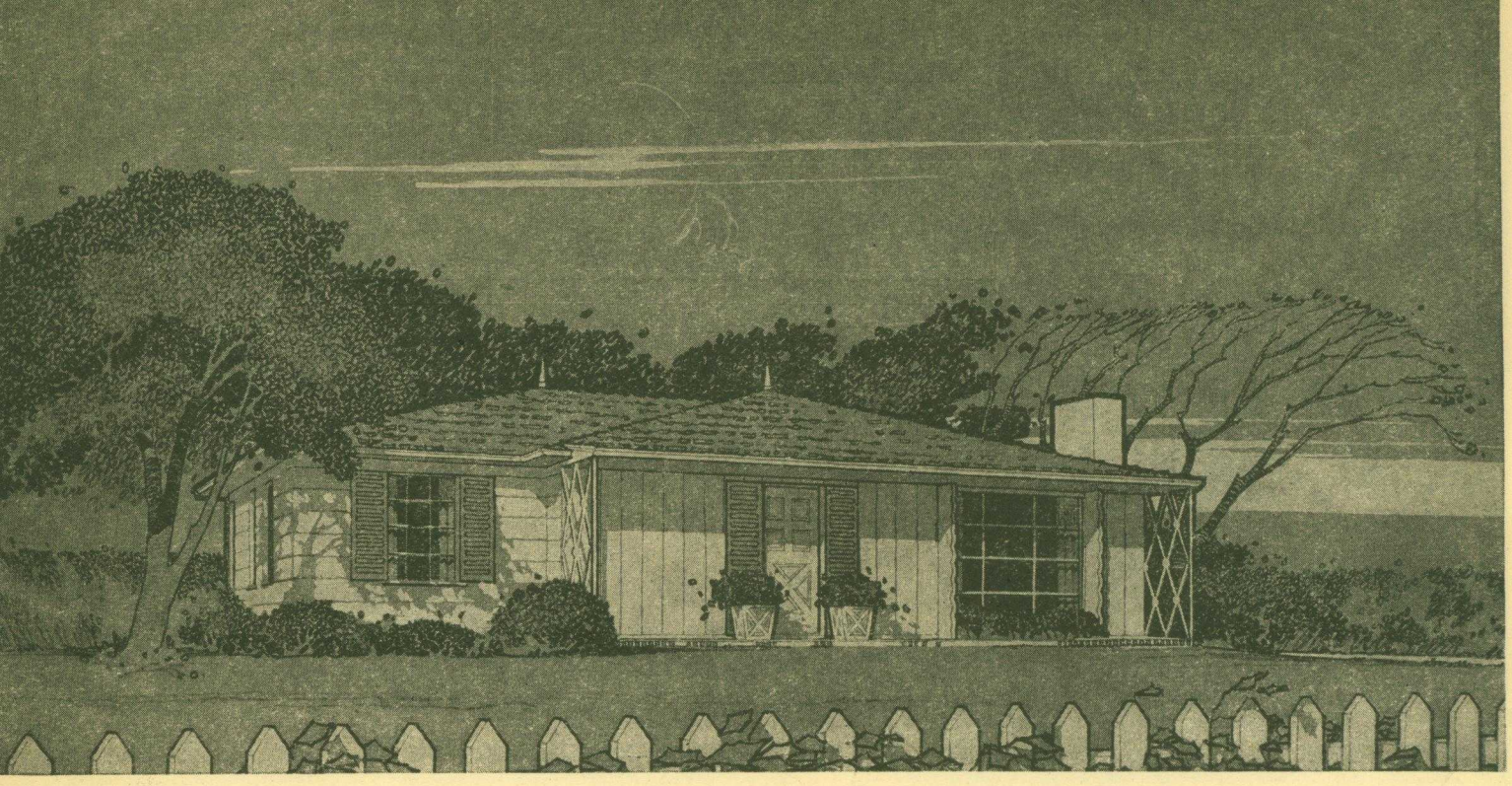


PLAN NO. 115 AREA 1040 SQ. FT. HOUSE WIDTH 36 FT

This is a traditional home slightly modernized with colored shutters. Living room having French doo to patio formed by angle of dining room. Both bedrooms have sliding door—duble wardrobes. Bat features corner-tiled basin with good sized dressers on each side. Kitchen indicated provides break fast space with twin sinks and laundry giving access through rear bedroom to bath. House in indicate in exterior stucco and for those who prefer a more traditional type, wide siding and double-cours shingles are extremely attractive.

Livable area 1040 sq. ft., overall depth 38 ft., porch area 36 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco.

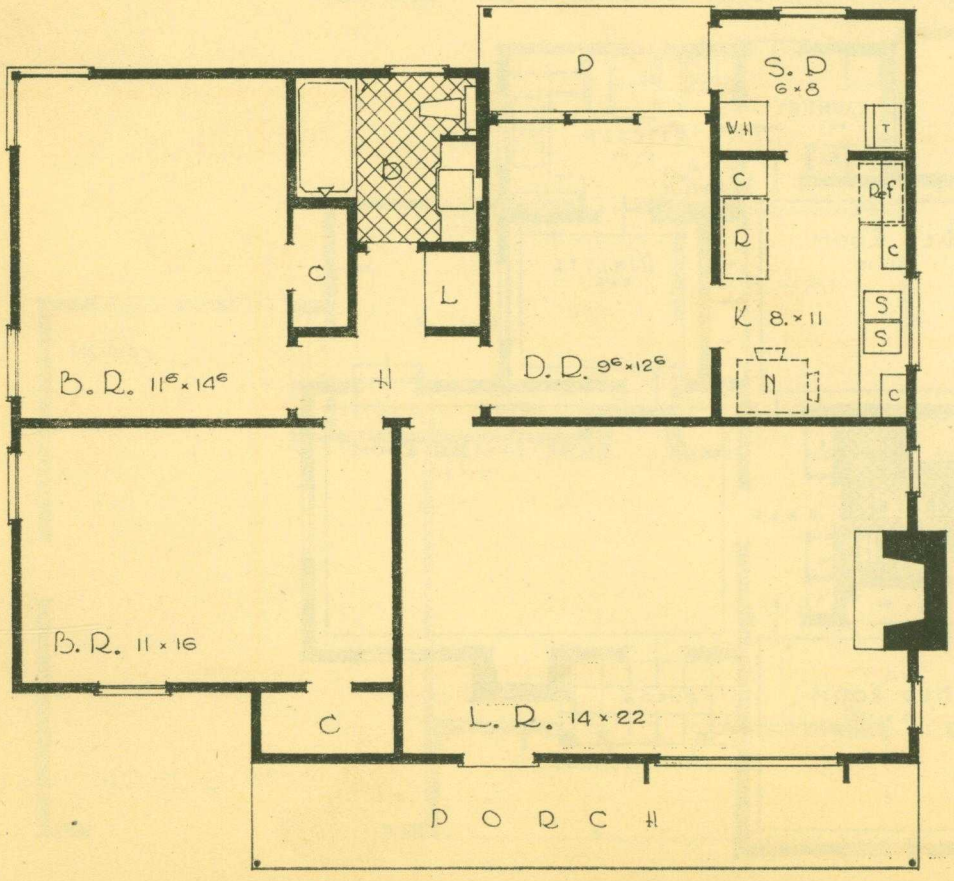


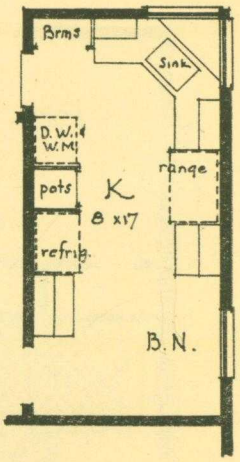


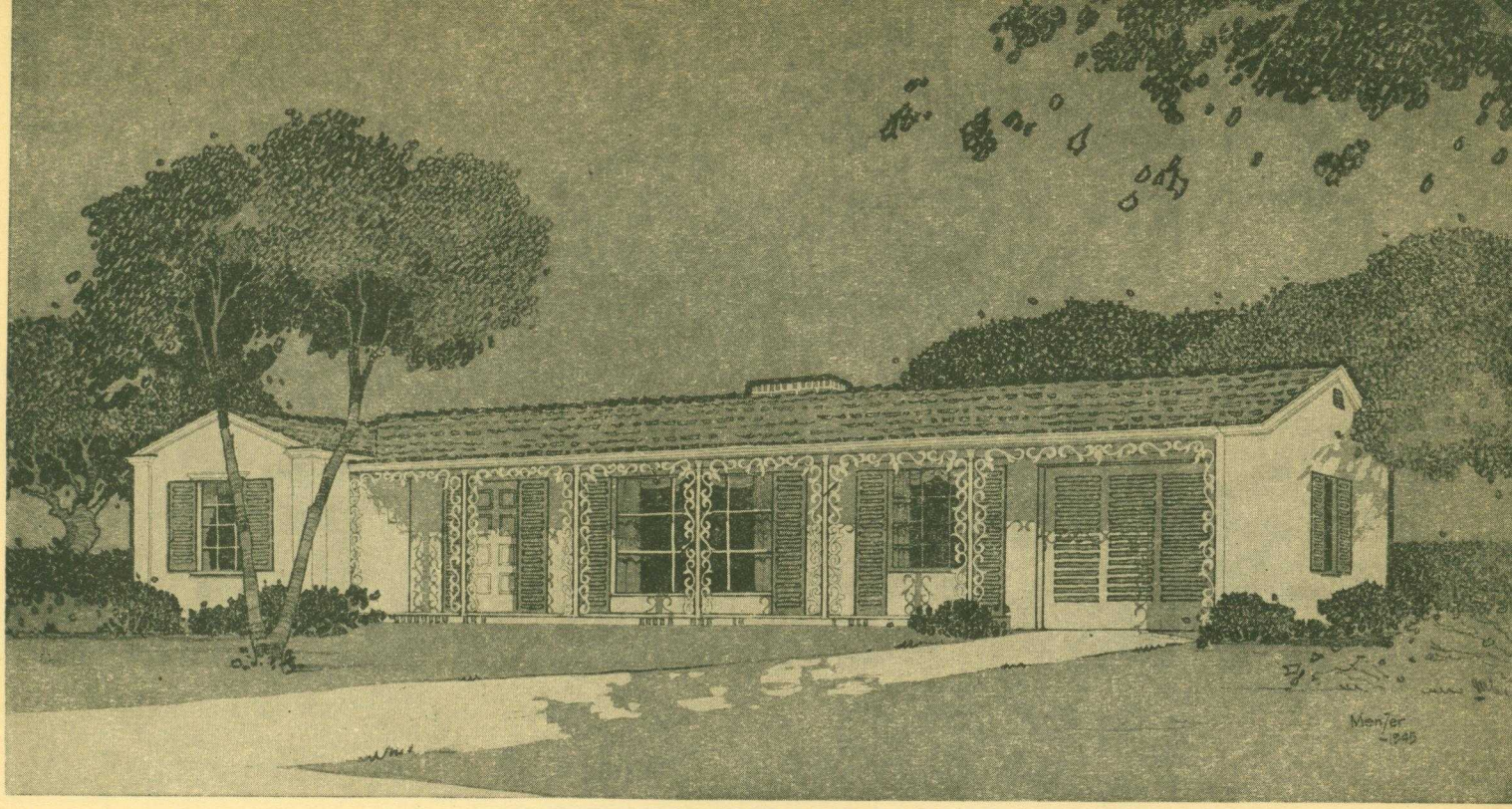
PLAN NO. 116 **AREA 1140 SQ. FT.** **HOUSE WIDTH 40 FT.**

This house features a minimum of hall space, permitting extremely large rooms for such a small house. Good closet space and an exceptionally nice bathroom with cabinets each side of corner basin tiled in. Alternate plan No. 116-A, makes possible dining room use as alternate bedroom with breakfast nook in kitchen large enough to sit six. Alternate kitchen would utilize dish and washing machine combination as indicated, eliminating the service porch. Detached garage could, if desired, contain trays and laundry. Exterior should be wide siding with natural finished wide boards under porch. Utilizing wide boards, balance of house will also make a nice appearance with stucco.

Livable area 1140 sq. ft., overall depth 30 ft., porch area 110 sq. ft., garage area (1) 240 sq. ft., exterior wide siding.

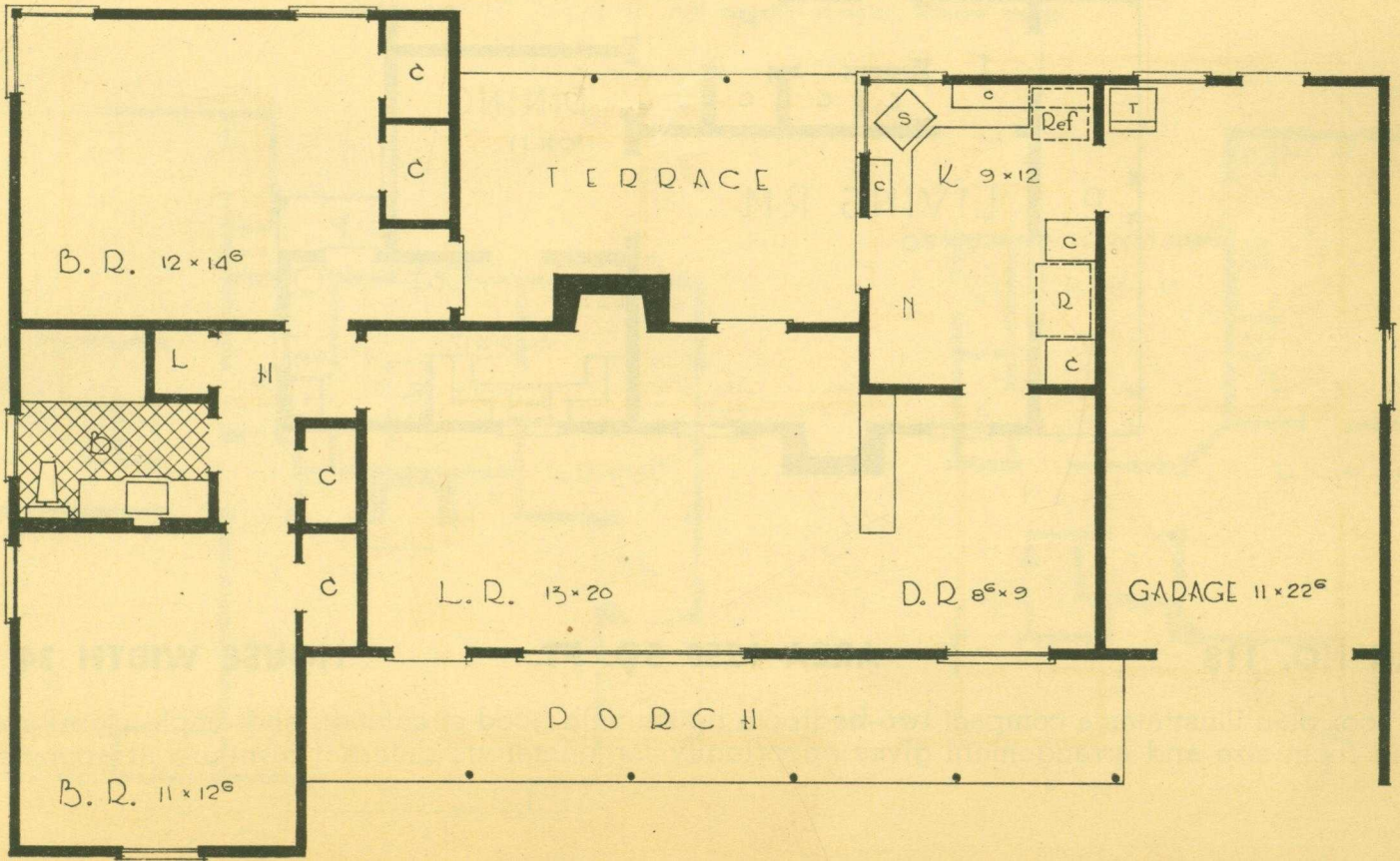


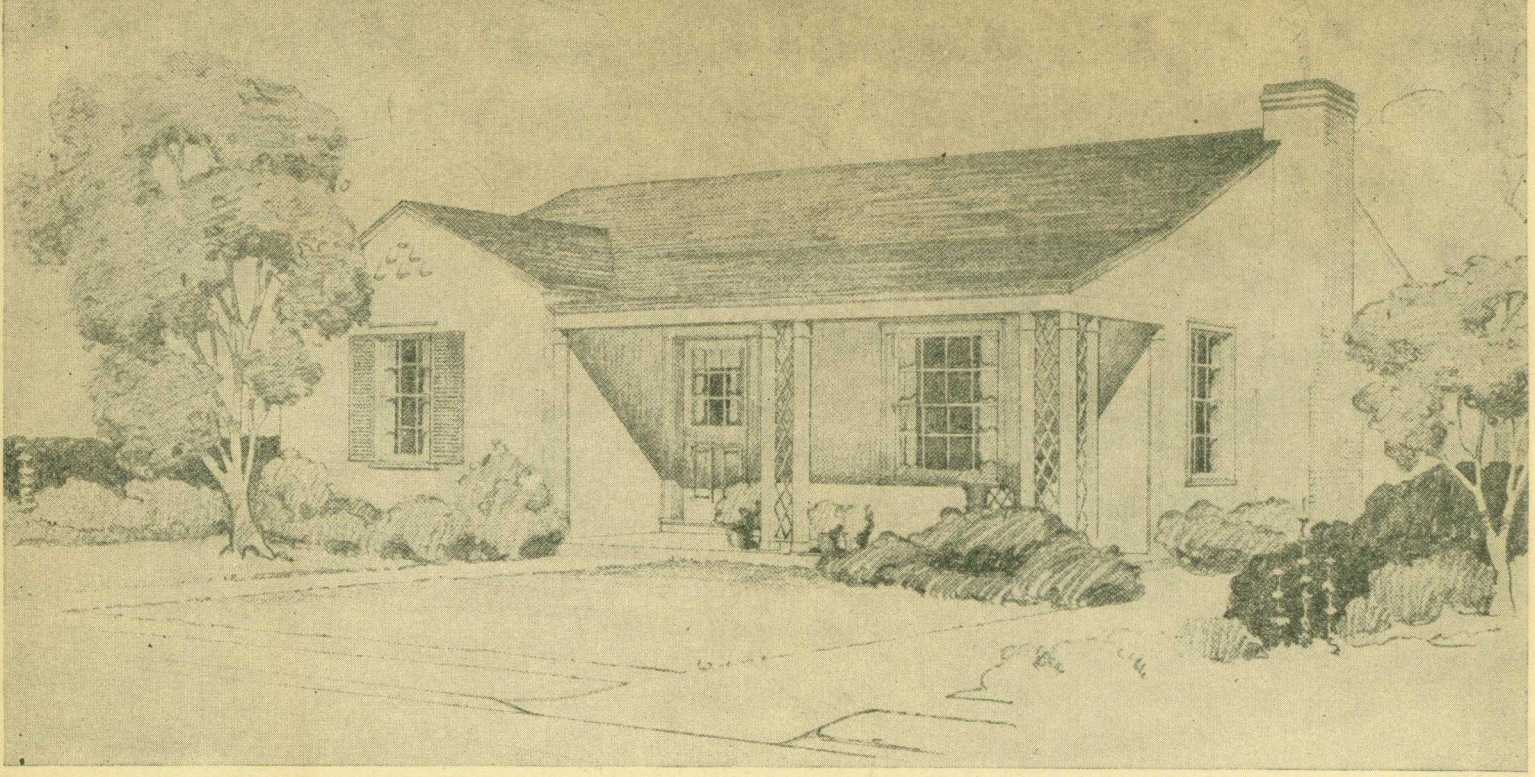


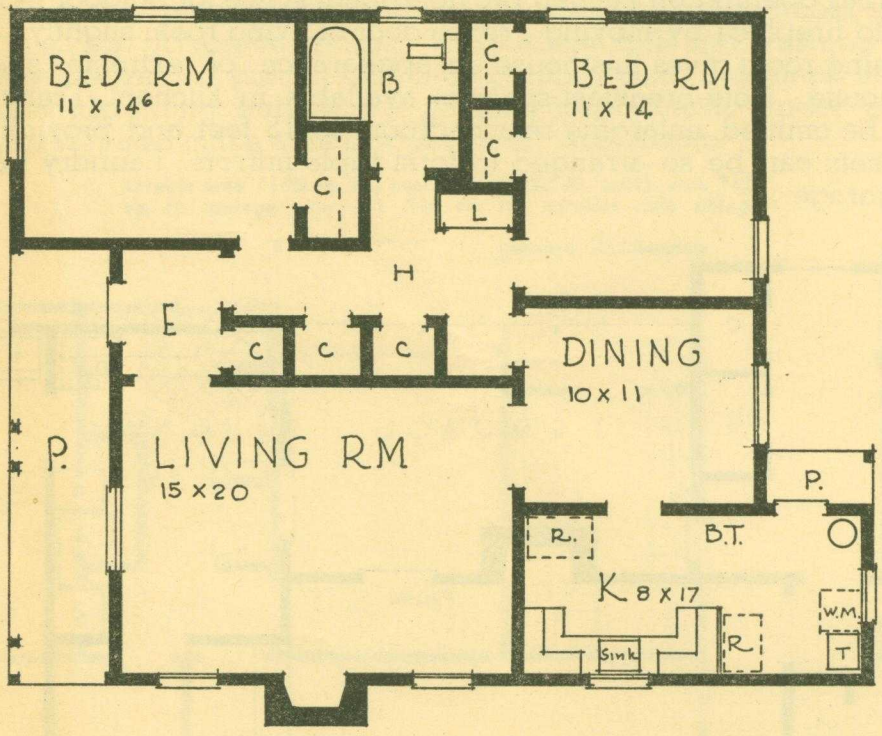


PLAN NO. 117 **LIVABLE AREA 1000 SQ. FT.** **HOUSE WIDTH 56 FT**

A traditional house which features lacy iron work around porch as seen throughout the Gulf states Covered porch at the rear opening off kitchen provides ideal space for outdoor living and barbecue can be included adjacent to fireplace by moving French door of living room slightly. 30 foot length of combination living and dining room gives this house an appearance of extreme spaciousness, although actually, it is a small house. Note breakfast space is available in kitchen. French door indicated to terrace can, if desired, be omitted, enlarging rear bedroom to 15 feet and providing two large closets Note that doors to closets can be so arranged to form triple mirrors. Laundry trays and washing machine are located in garage.

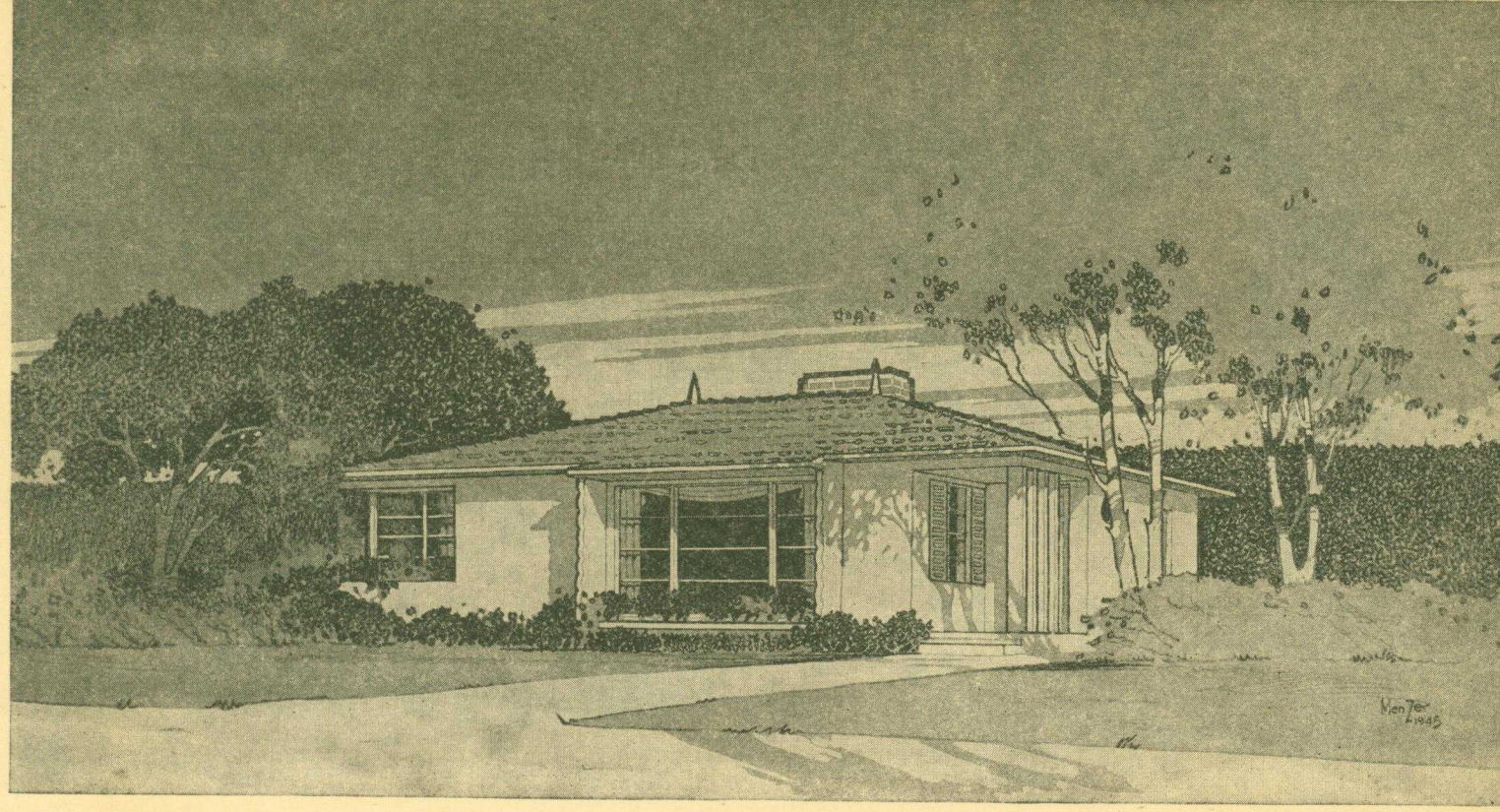






PLAN NO. 118 **AREA 1250 SQ. FT.** **HOUSE WIDTH 34 FT.**

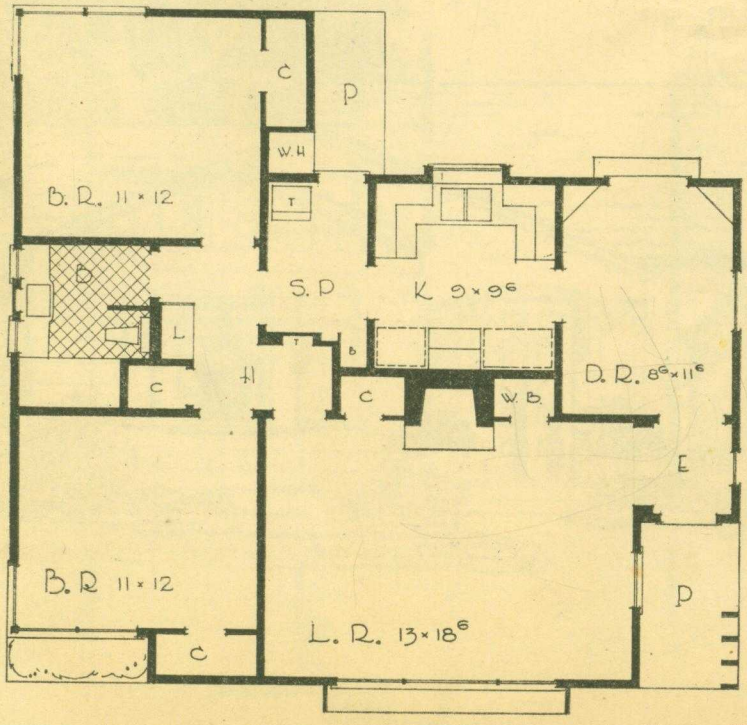
This floor plan illustrates a compact two-bedroom house with good circulation and ample closet space. Living room size and arrangement gives opportunity for numerous different furniture arrangements.

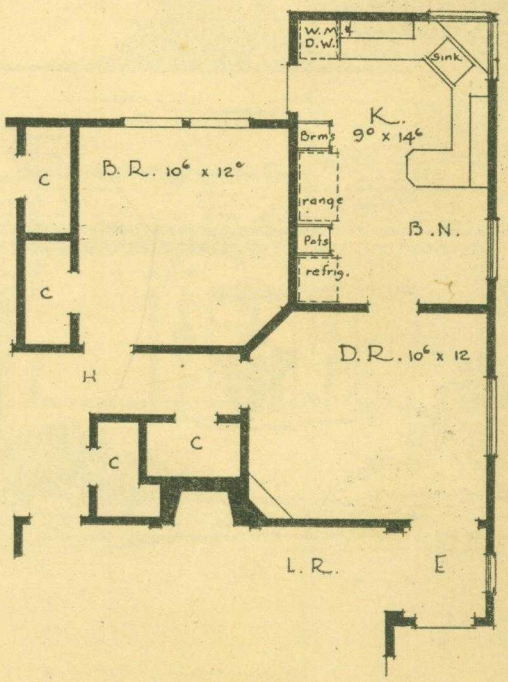


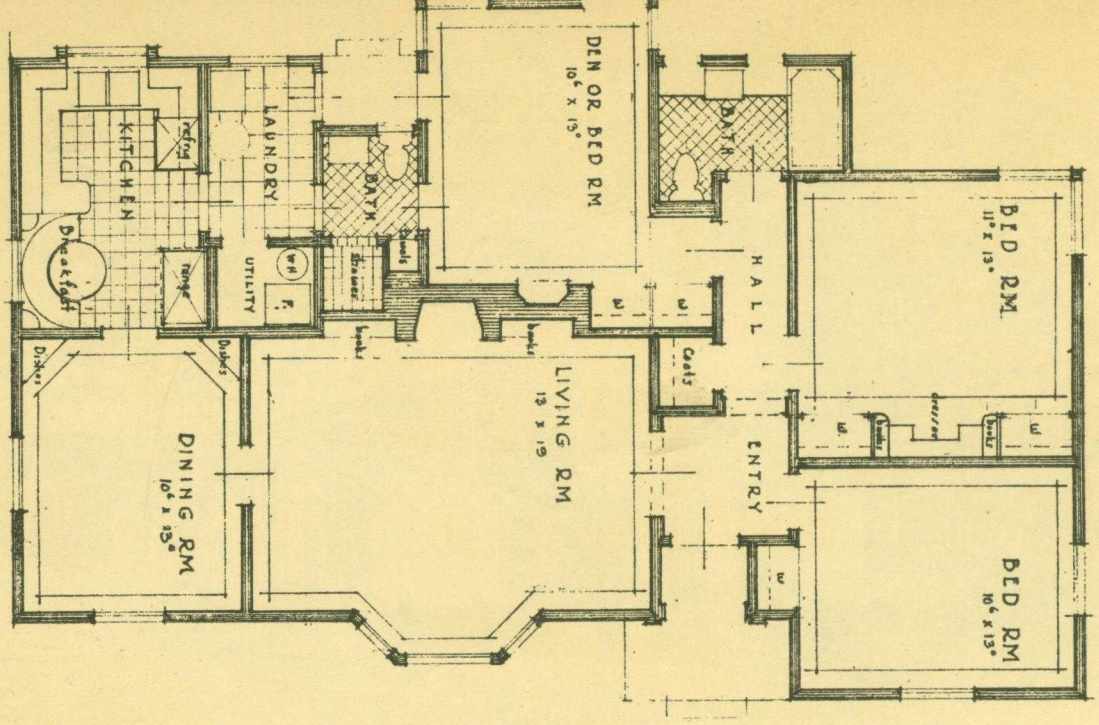
PLAN NO. 119 AREA 1000 SQ. FT. HOUSE WIDTH 36 FT

A two or three bedroom house along traditional lines with modern features. Extremely good acces from kitchen and dining room to bath is featured with closet space throughout. An alternate plan, No 119-A, which adds 200 sq. ft. to the size of the house, provides a larger dining room, kitchen and third bedroom. Note that the kitchen has a breakfast nook and utilizes one of the new dish washing and washing machine combinations.

Livable area 1000 sq. ft., overall depth 30 ft., porch area 48 sq. ft., garage area (1) 250 sq. ft., roof material shingles, exterior stucco.

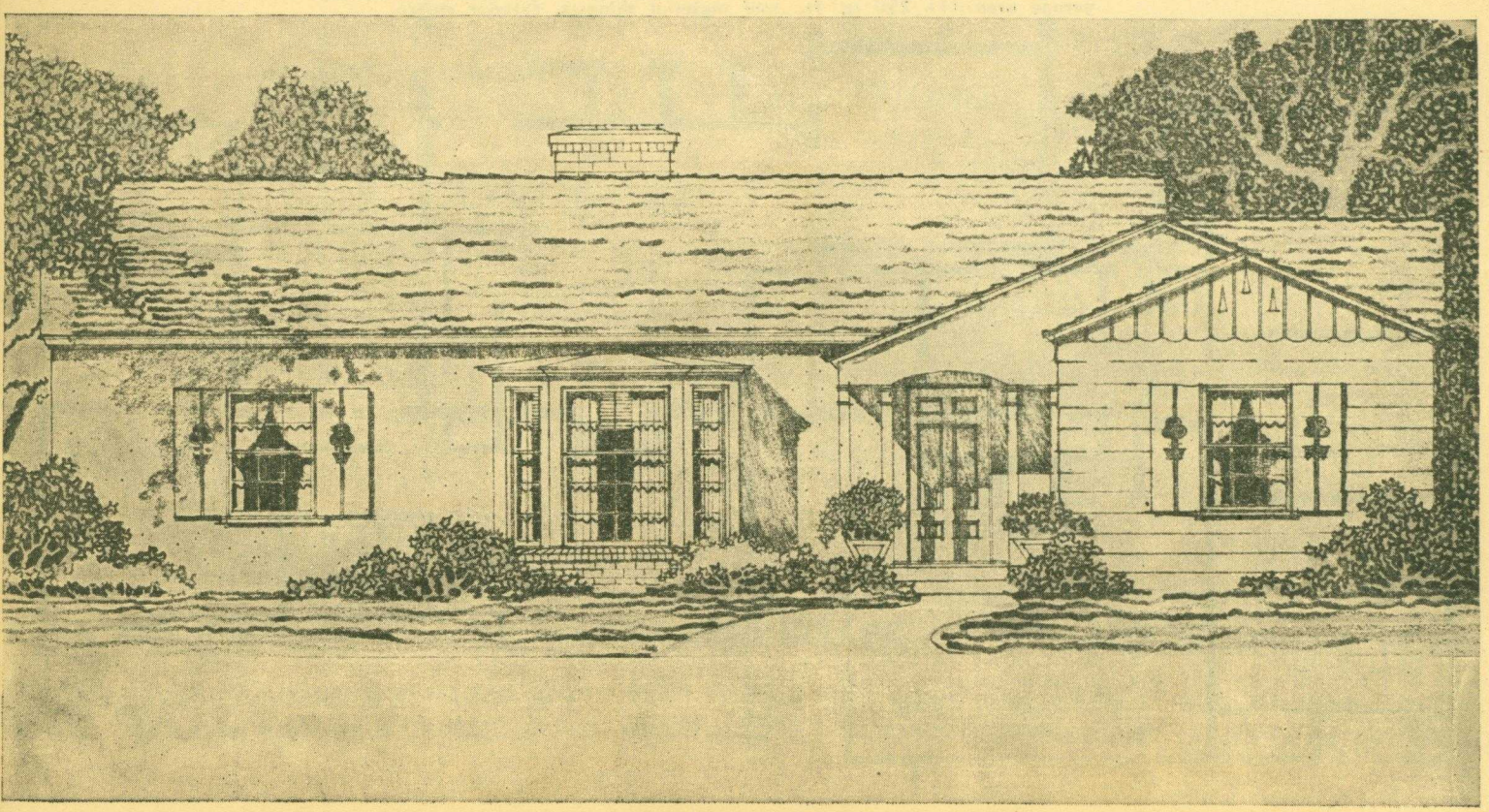


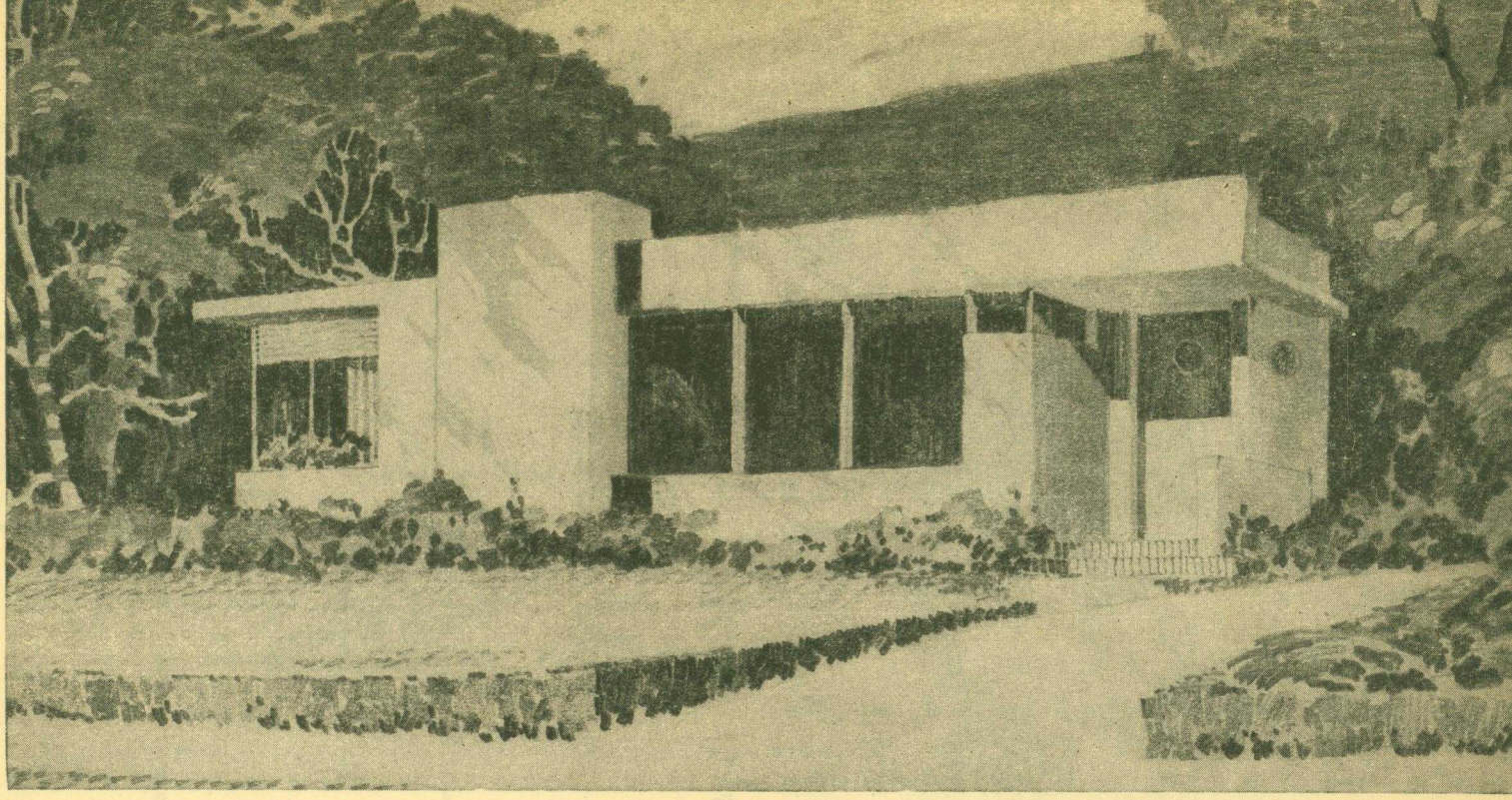




PLAN NO. 120 **AREA 1450 SQ. FT.** **HOUSE WIDTH 51 FT.**

A traditional California type house, utilizing combination of wood and stucco. Access from rear porch to den or third bedroom makes this a desirable type house for parents of older child. Fireplace can, of course, be omitted from this room, if desired, adding more closet space. Stucco combined with wide siding is indicated. Built in breakfast room is ample for six. Utility closet off laundry contains blower type forced air furnace.

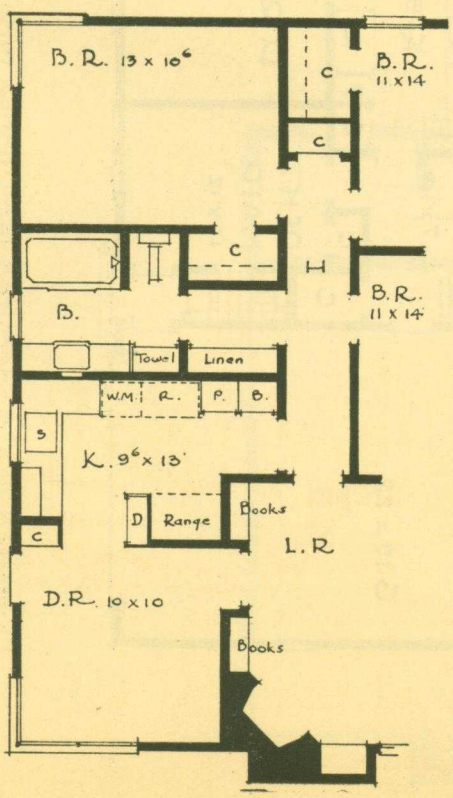


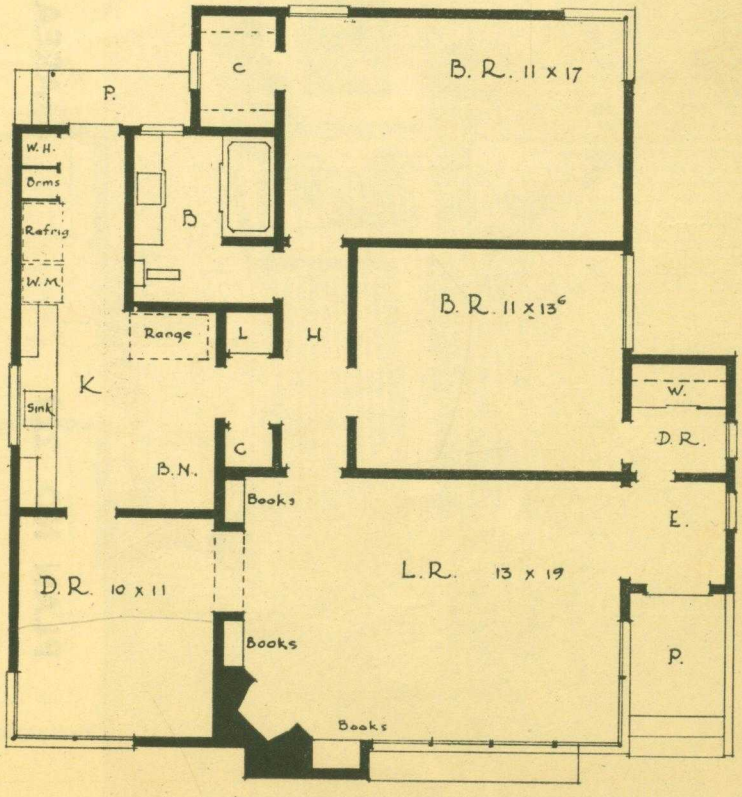


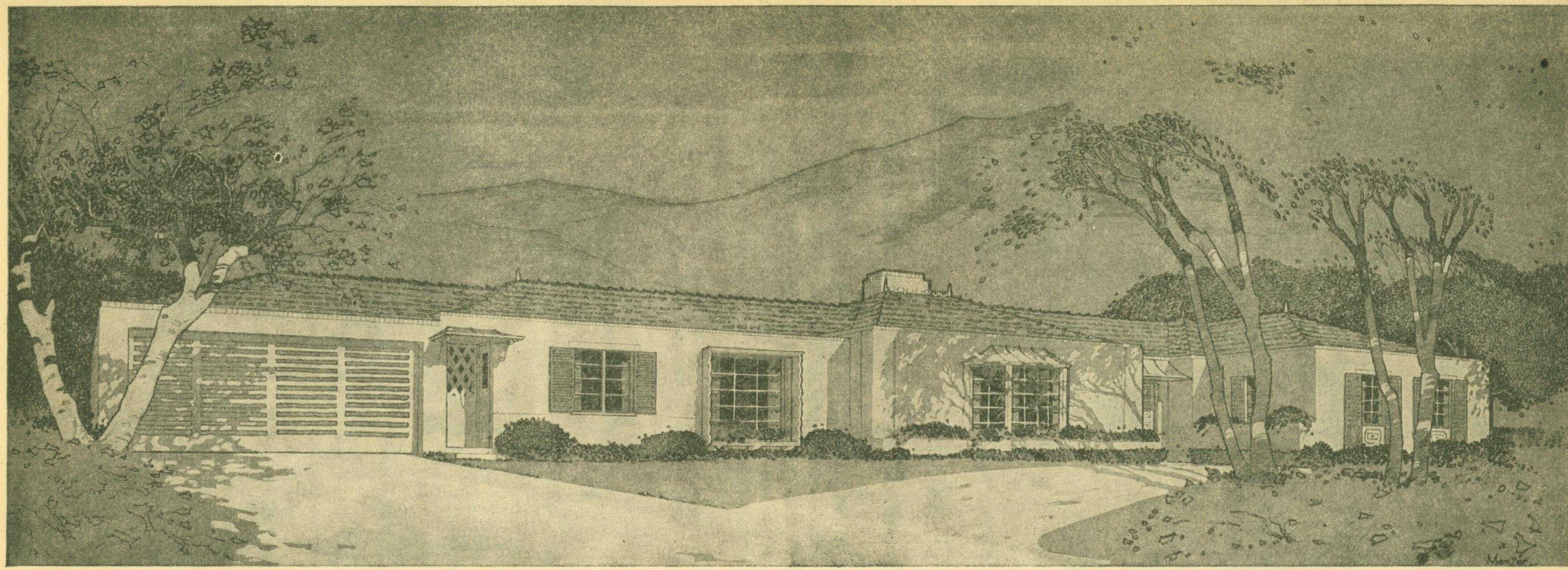
PLAN NO. 121 AREA 1150 SQ. FT. HOUSE WIDTH 36 FT

Exterior of this house indicates a modern type, although plan adapts itself to traditional type house as well. Indicated is an alternate plan which provides for a third bedroom, adding actually very little to the house area, although a slight sacrifice is made in dining room. In the alternate plan the kitchen does not permit the use of a separate breakfast nook. However, the gaining of a third bedroom at such a small sacrifice makes it well worth while. Alternate plan adds 65 feet to area of house.

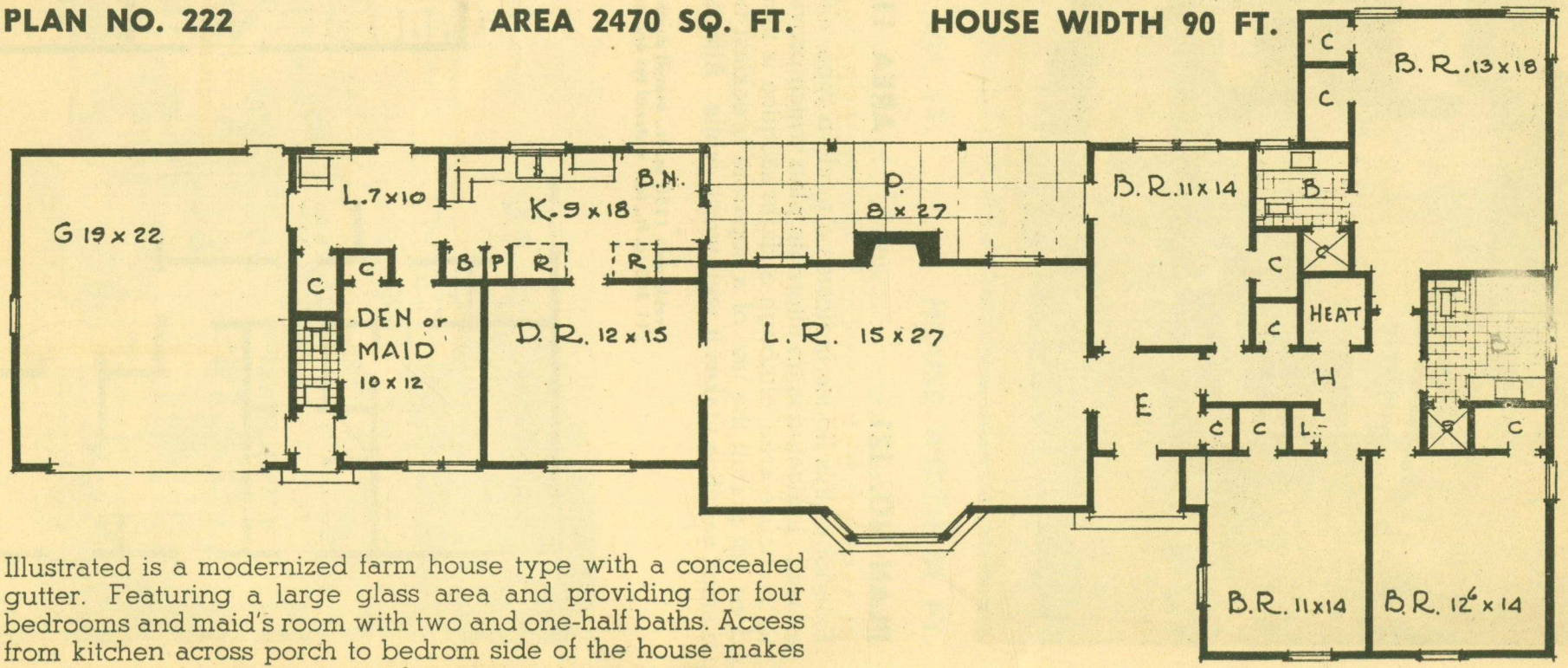
Livable area 1150 sq. ft., overall depth 36 ft., porch area 30 sq. ft., garage area (1) 240 sq. ft., roof material tar and gravel, exterior stucco or whitewashed brick.



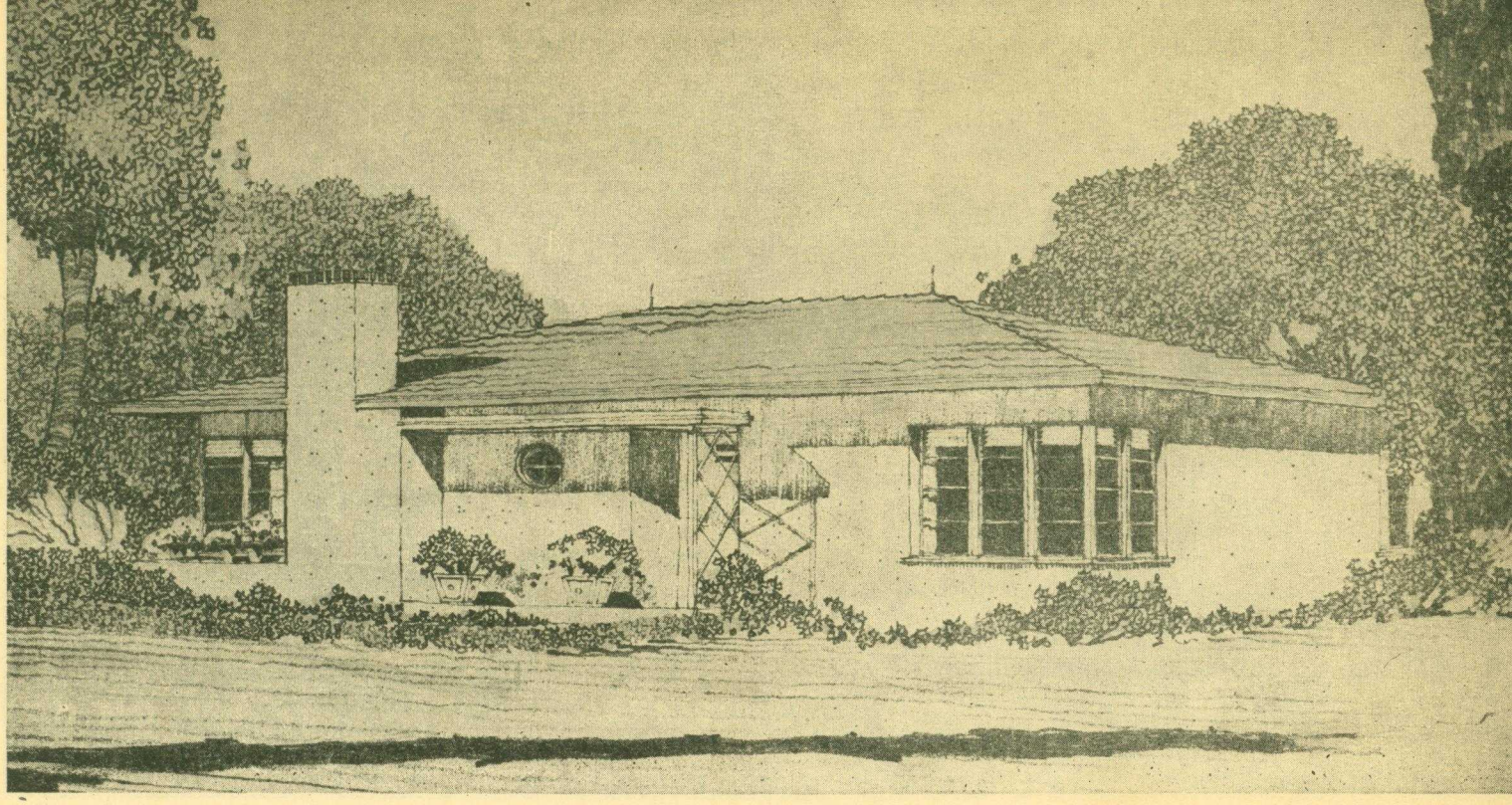




PLAN NO. 222 **AREA 2470 SQ. FT.** **HOUSE WIDTH 90 FT.**



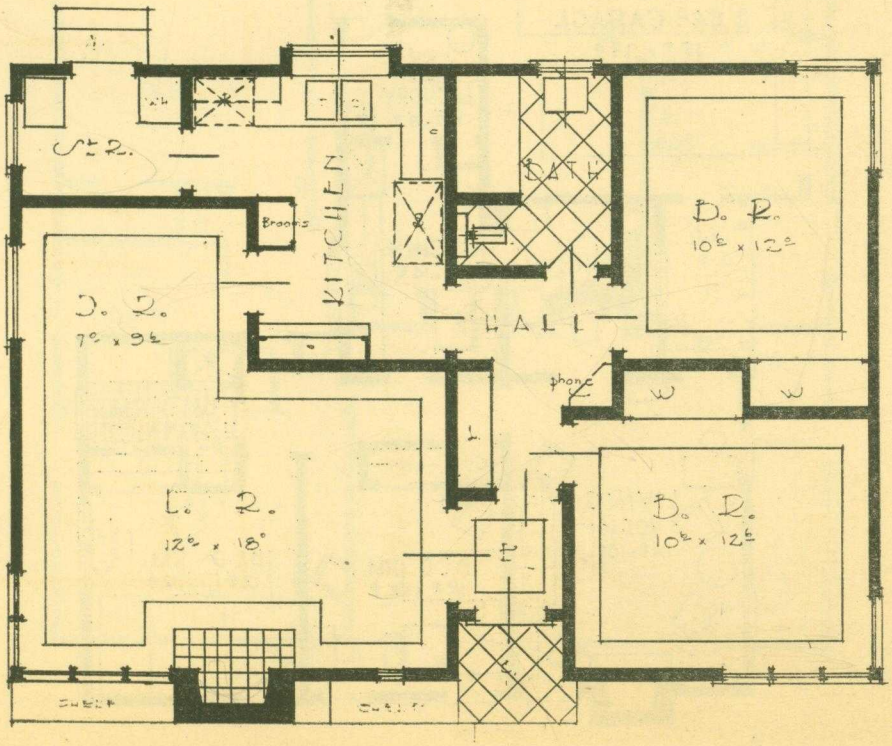
Illustrated is a modernized farm house type with a concealed gutter. Featuring a large glass area and providing for four bedrooms and maid's room with two and one-half baths. Access from kitchen across porch to bedrom side of the house makes

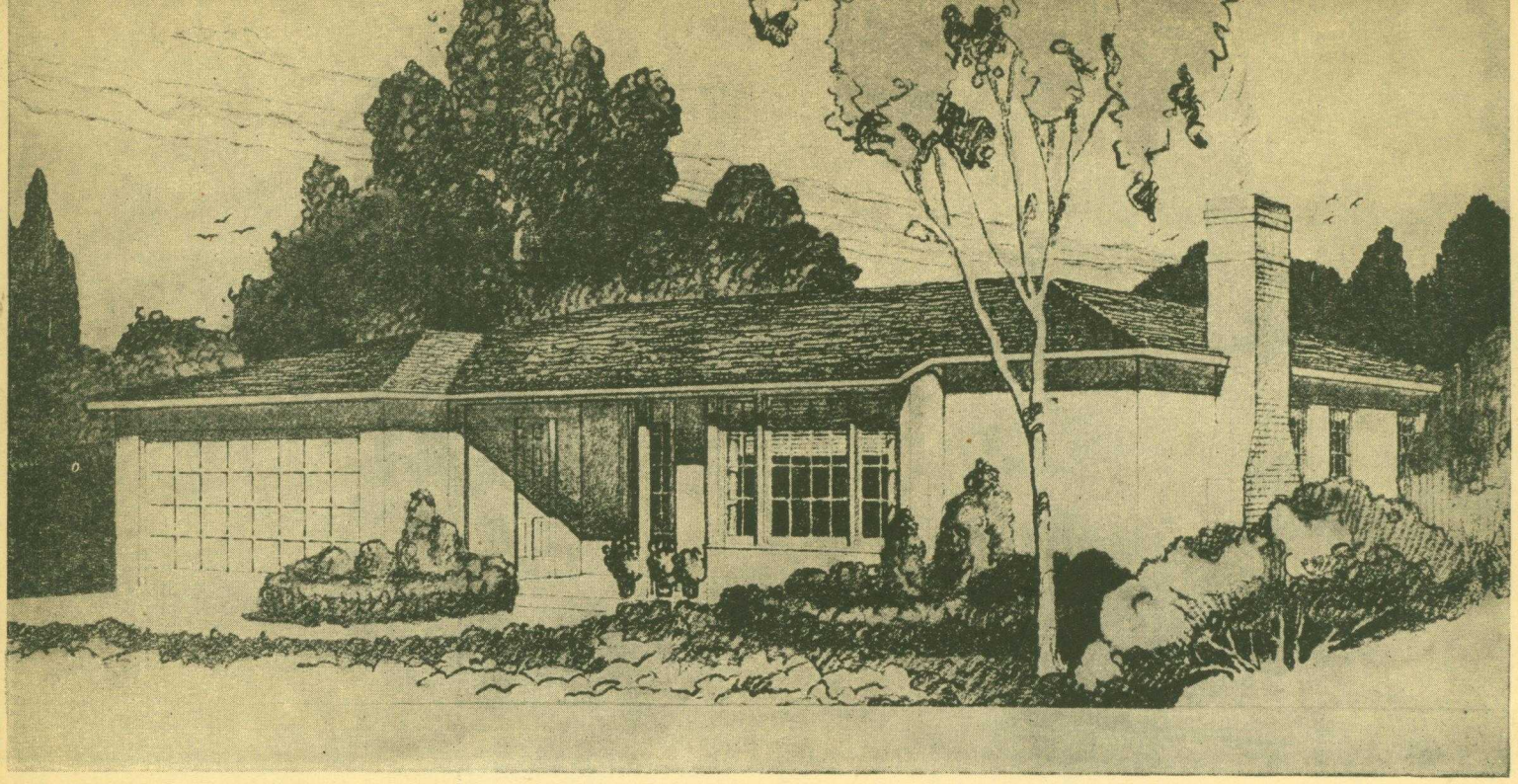


PLAN NO. 123 **AREA 960 SQ. FT.** **HOUSE WIDTH 37 FT**

A slightly modernized California house featuring large window area and a combination living room and dining room. Alternate kitchen arrangement is available, providing for breakfast space in kitchen which is not indicated on plan shown. Alternate eliminates service porch and utilizes combination washing and dish washing machine. Note rectangular plan keeps cost at the lowest possible minimum

Livable area 960 sq. ft., overall depth 26 ft., porch area 36 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco.

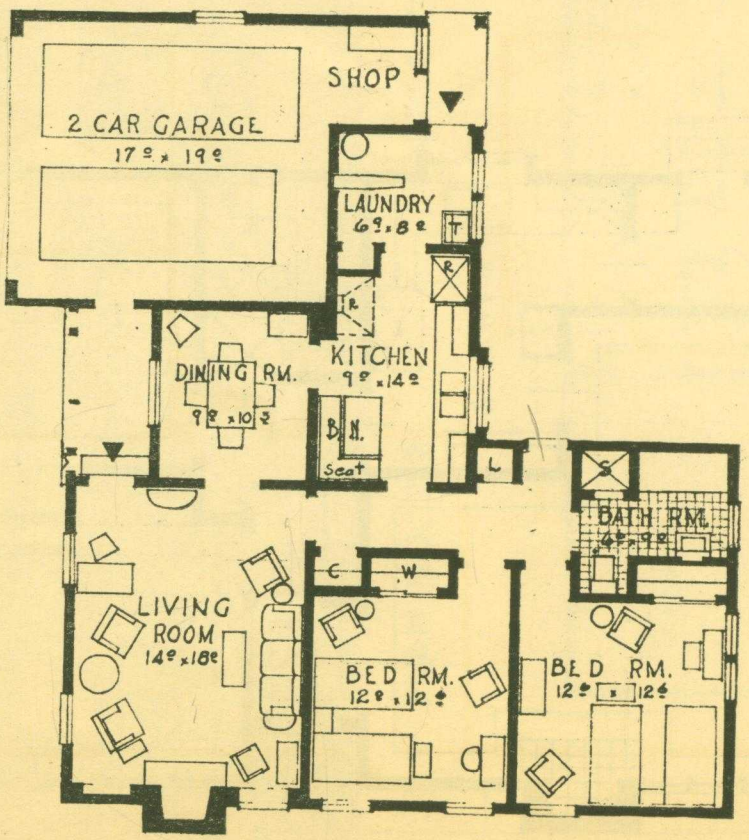


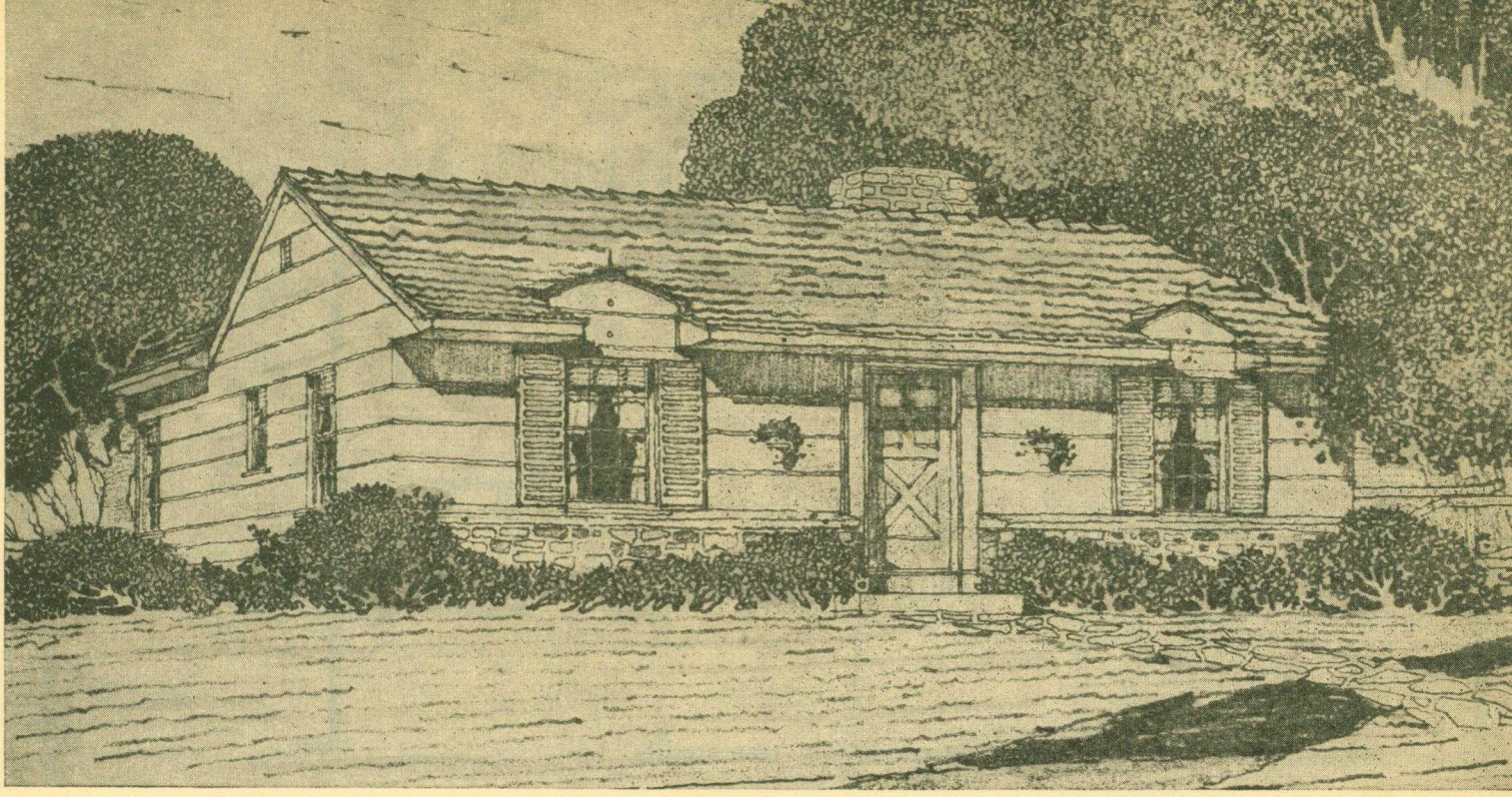


PLAN NO. 124 AREA 1160 SQ. FT. HOUSE WIDTH 40 FT.

An extremely simple stucco exterior with attached double garage, which provides nice shop space for the man of the house. Access to bathroom and rear hall from garden is a nice feature. Ample breakfast space is provided in kitchen and dining room, while small, is capable of comfortably seating eight. This house adapts itself nicely to wide siding or creo-dipt shingles.

Livable area 1160 sq. ft., overall depth 50 ft., porch area 60 sq. ft., garage area 340 sq. ft., roof material shingles, exterior stucco.

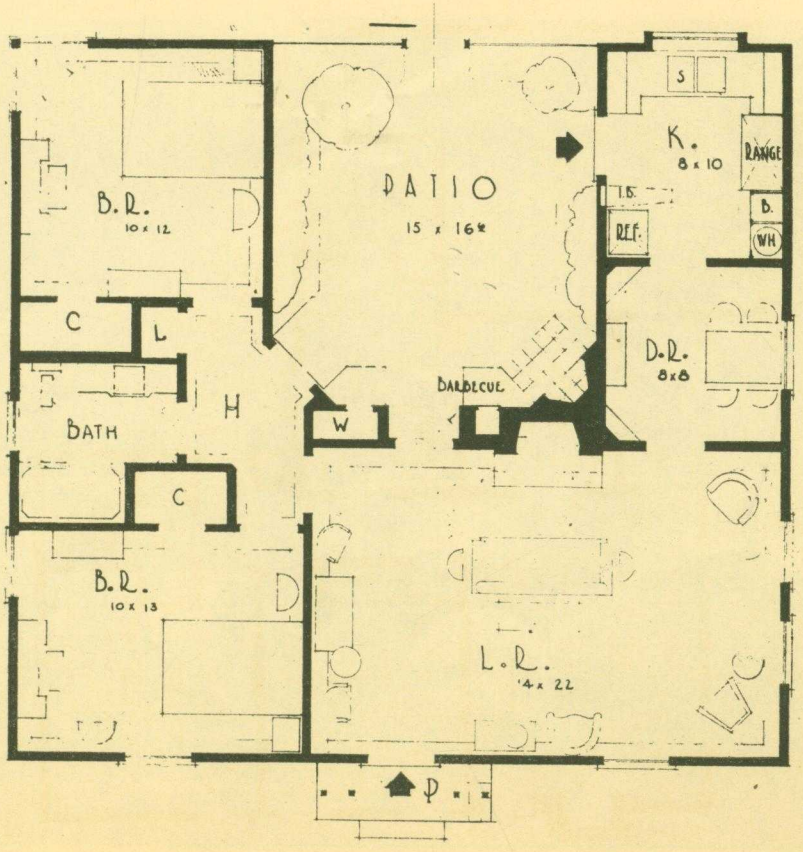


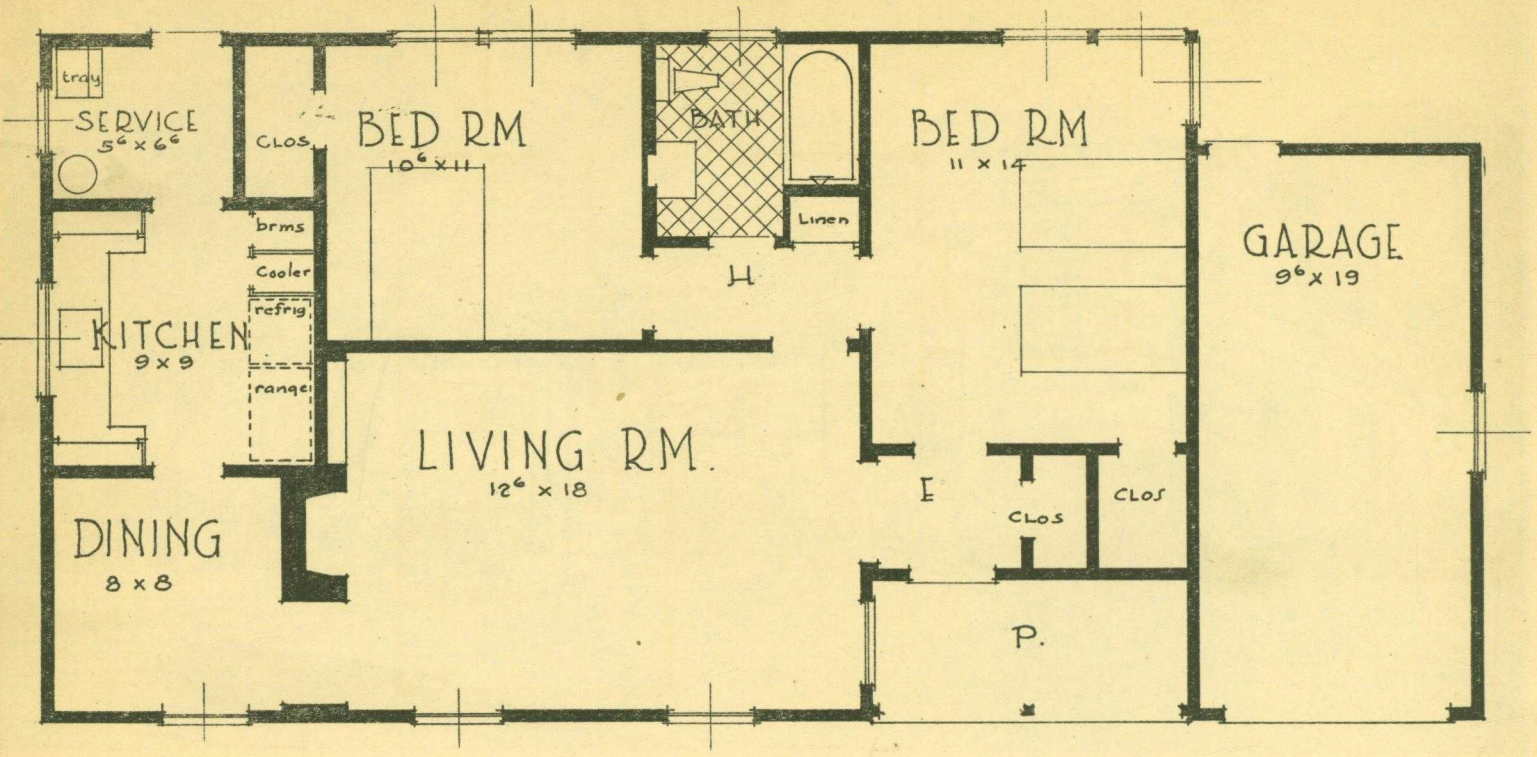


PLAN NO. 125 AREA 940 SQ. FT. HOUSE WIDTH 36 FT

This two bedroom house makes a feature of the rooms built around a patio. Laundry is intended to go in garage, popular for location of these facilities. Note that Kitchen and Bath are accessable from Patio which contains Barbeque. Enclosure of Patio should be brick wall with gate, if enclosed. Roof extended over barbecue and rear entrance provides 5 foot shelter or porch.

Livable area 940 sq. ft., overall depth 32 ft., roof material shingles, exterior wide siding.

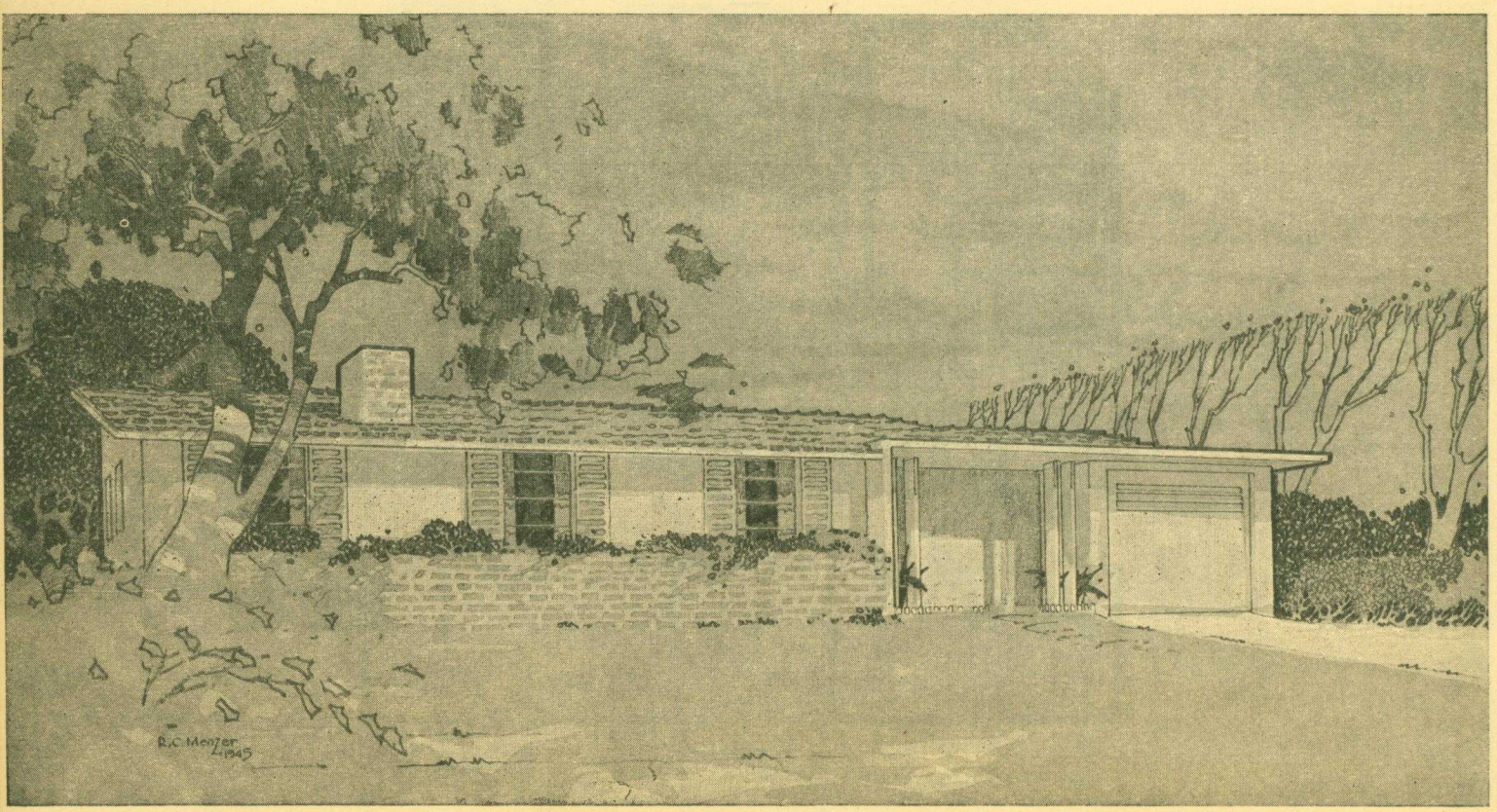


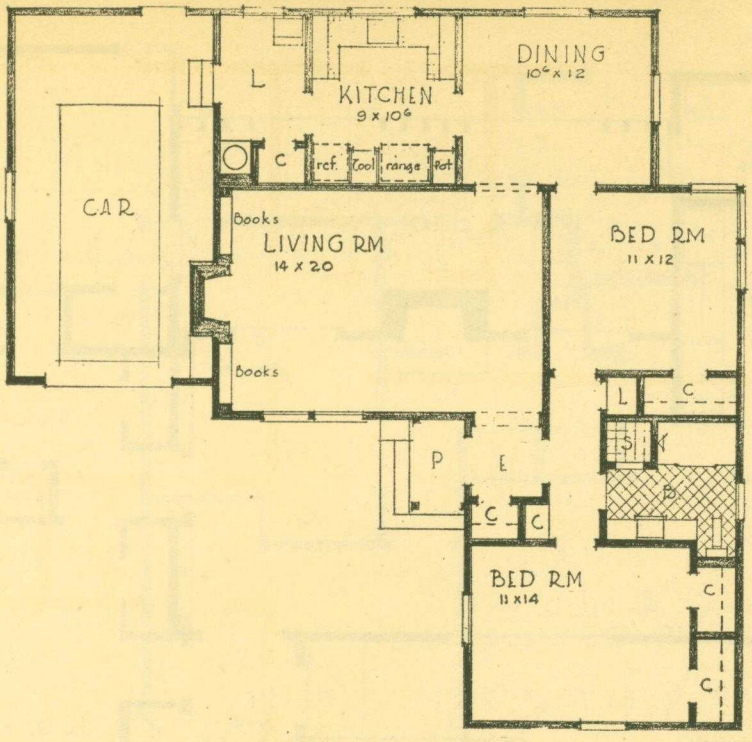


PLAN NO. 126 **AREA 920 SQ. FT.** **HOUSE WIDTH 50 FT.**

Another small California ranch house type. Entrance hall on plan shows door to master bedroom, which feature some consider desirable. This door, however, can be omitted. Ample closet space is provided and combination kitchen, similar to those shown in other places in the book can be furnished, providing larger room if desired.

Livable area 920 sq. ft., overall depth 24 ft, porch area 50 sq. ft., garage area 200 sq. ft., roof material shingles or shakes, exterior stucco.

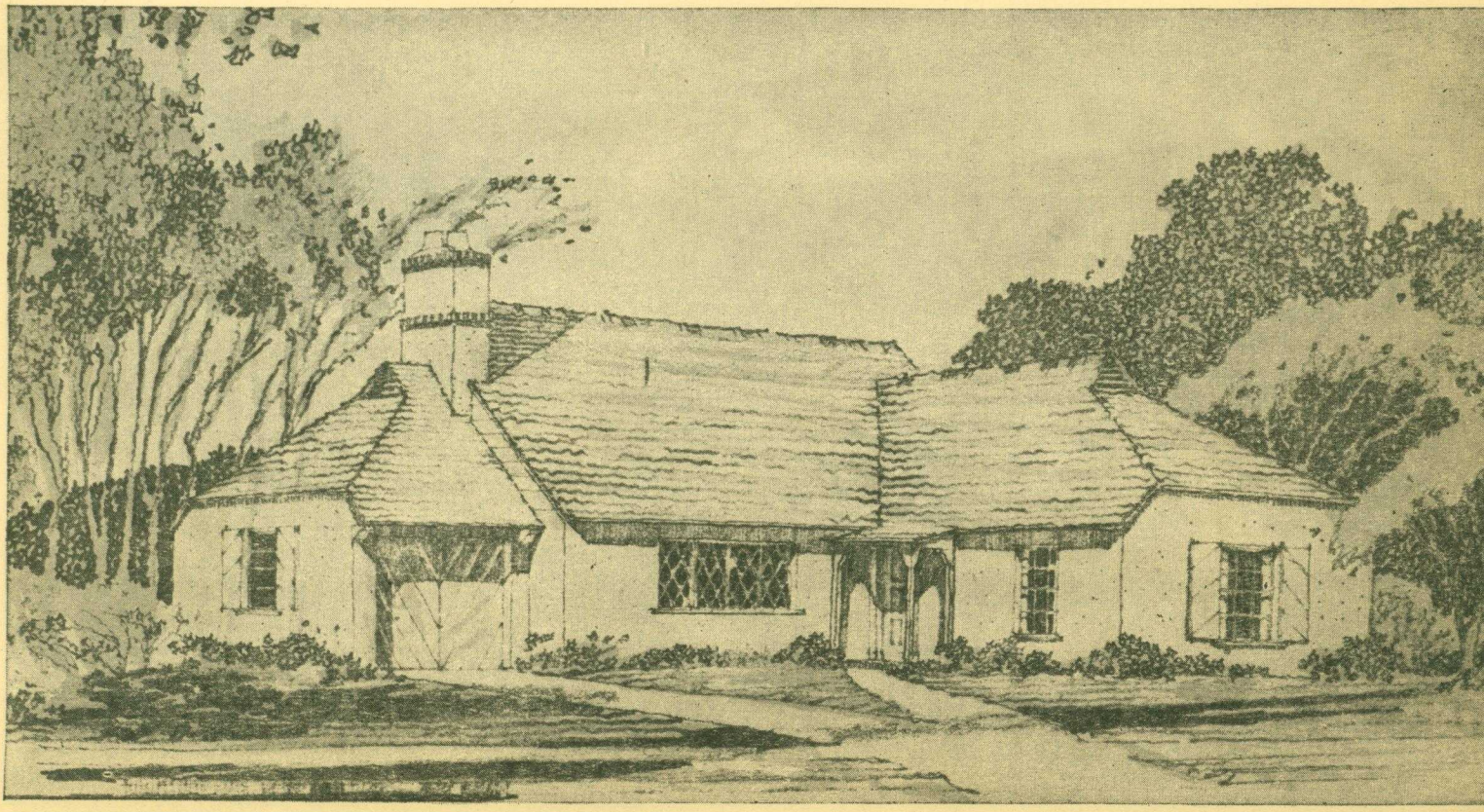


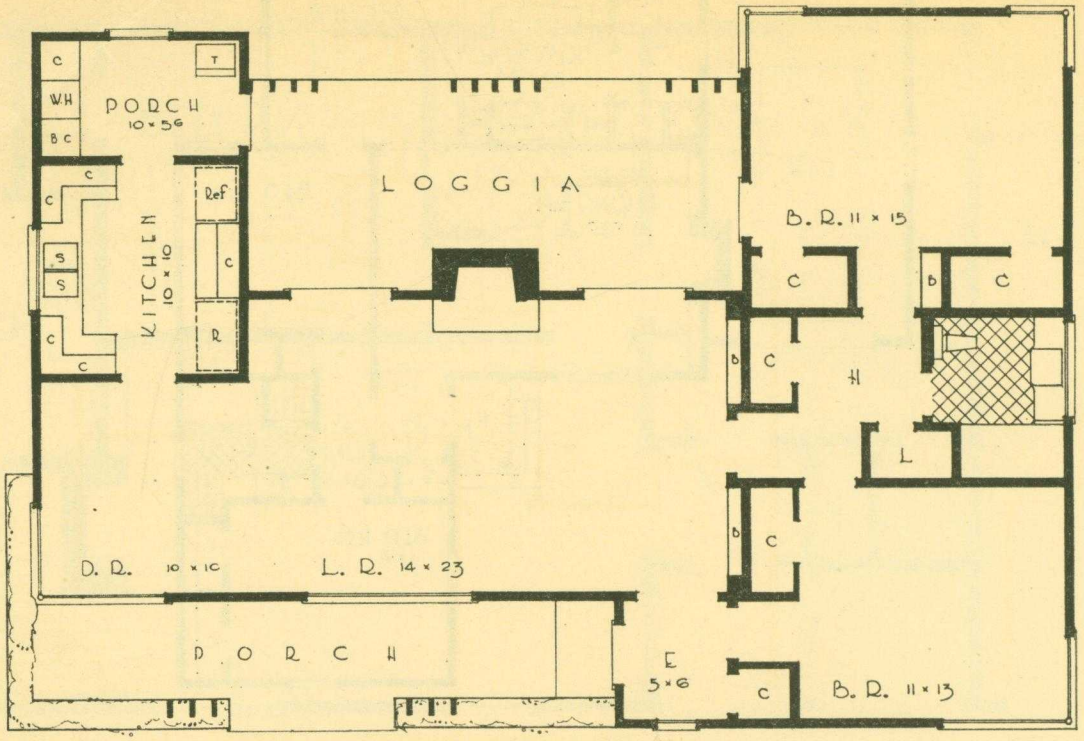


PLAN NO. 127 AREA 1050 SQ. FT. HOUSE WIDTH 50 FT

This house presents a steep roof very simple traditional type with attached garage, requiring a large lot. If dining space is desired in kitchen, laundry and kitchen can be combined as shown on other alternate plans in this book.

Livable area 1050 sq. ft., overall depth 40 ft., porch area 16 sq. ft., garage area 200 sq. ft., roof material shingles or shakes, exterior stucco.

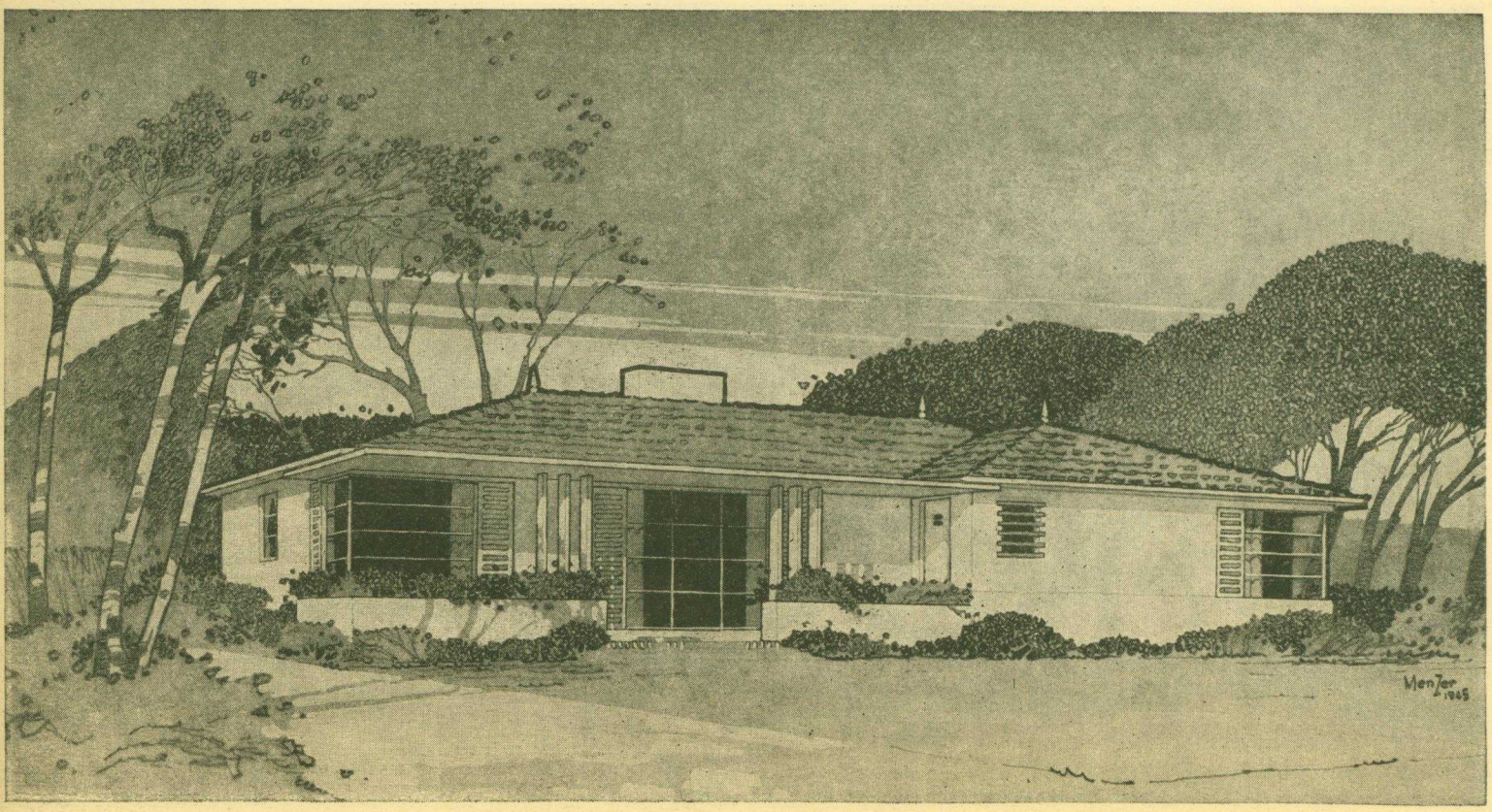


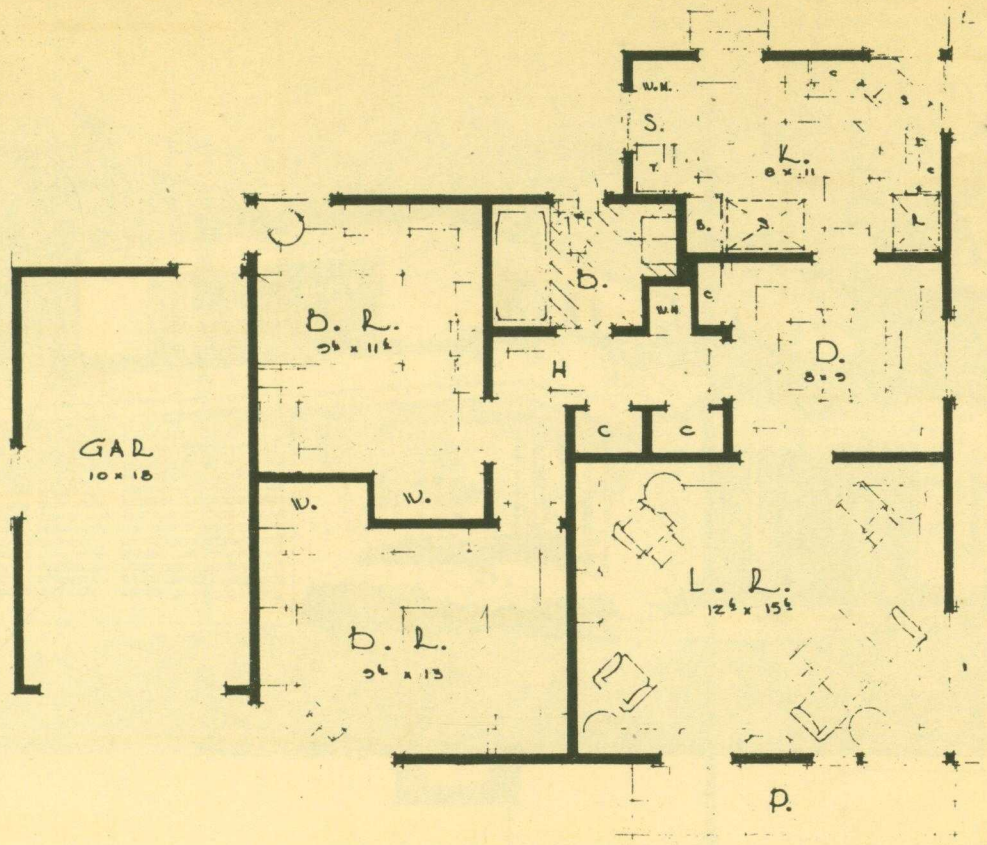


PLAN NO. 128 **AREA 1350 SQ. FT.** **HOUSE WIDTH 50 FT.**

A modern ranch house type featuring an exceptionally large glass area with a large loggia or covered porch to the rear. Alternate kitchen would provide breakfast room space in kitchen and permit the use of one of the new combination dish washing and washing machines, eliminating the need for a service porch. Note exceptioally large closets throughout this house and also access from entrace hall to guest bedroom.

Livable area 1350 sq. ft., overall depth 36 ft., porsh area 160 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco.

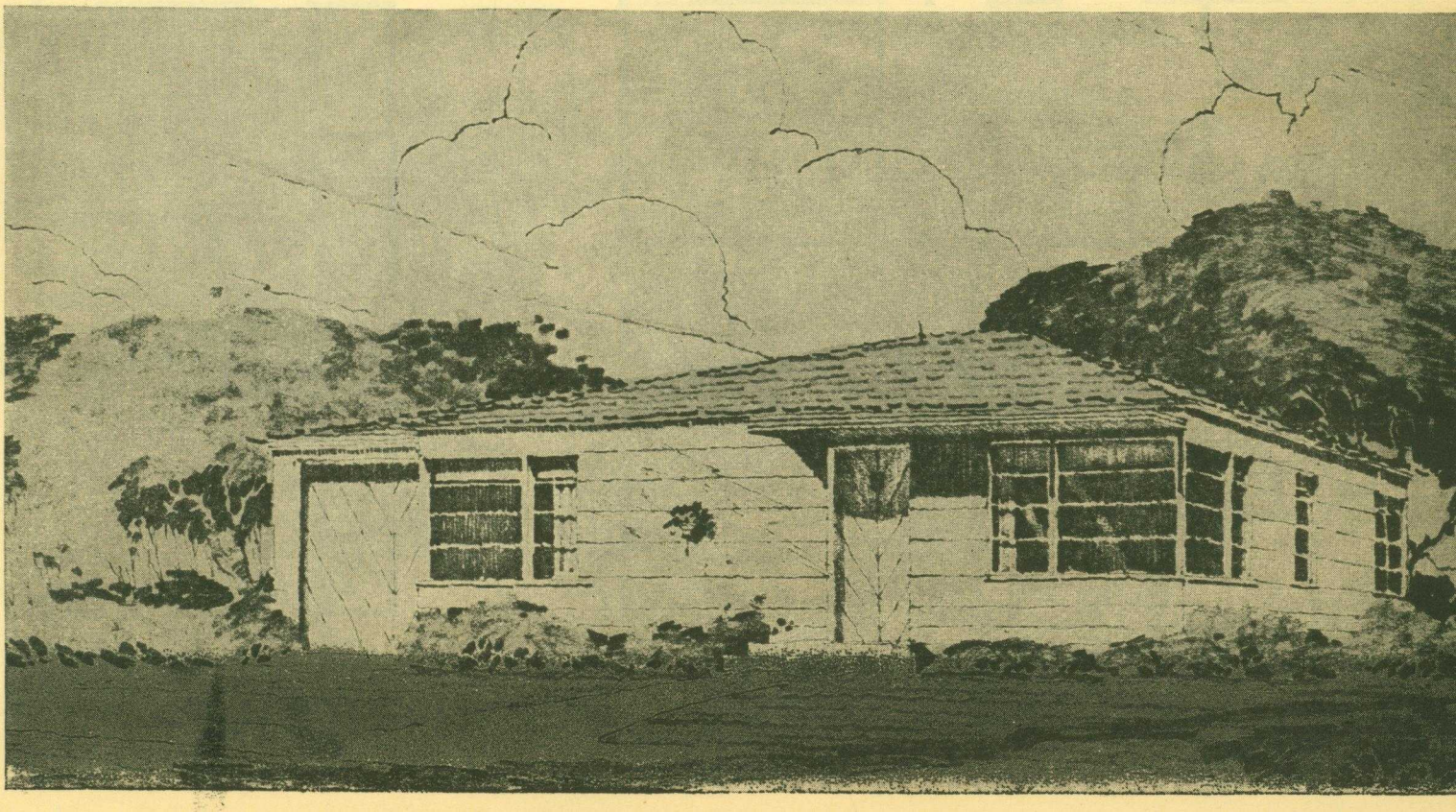


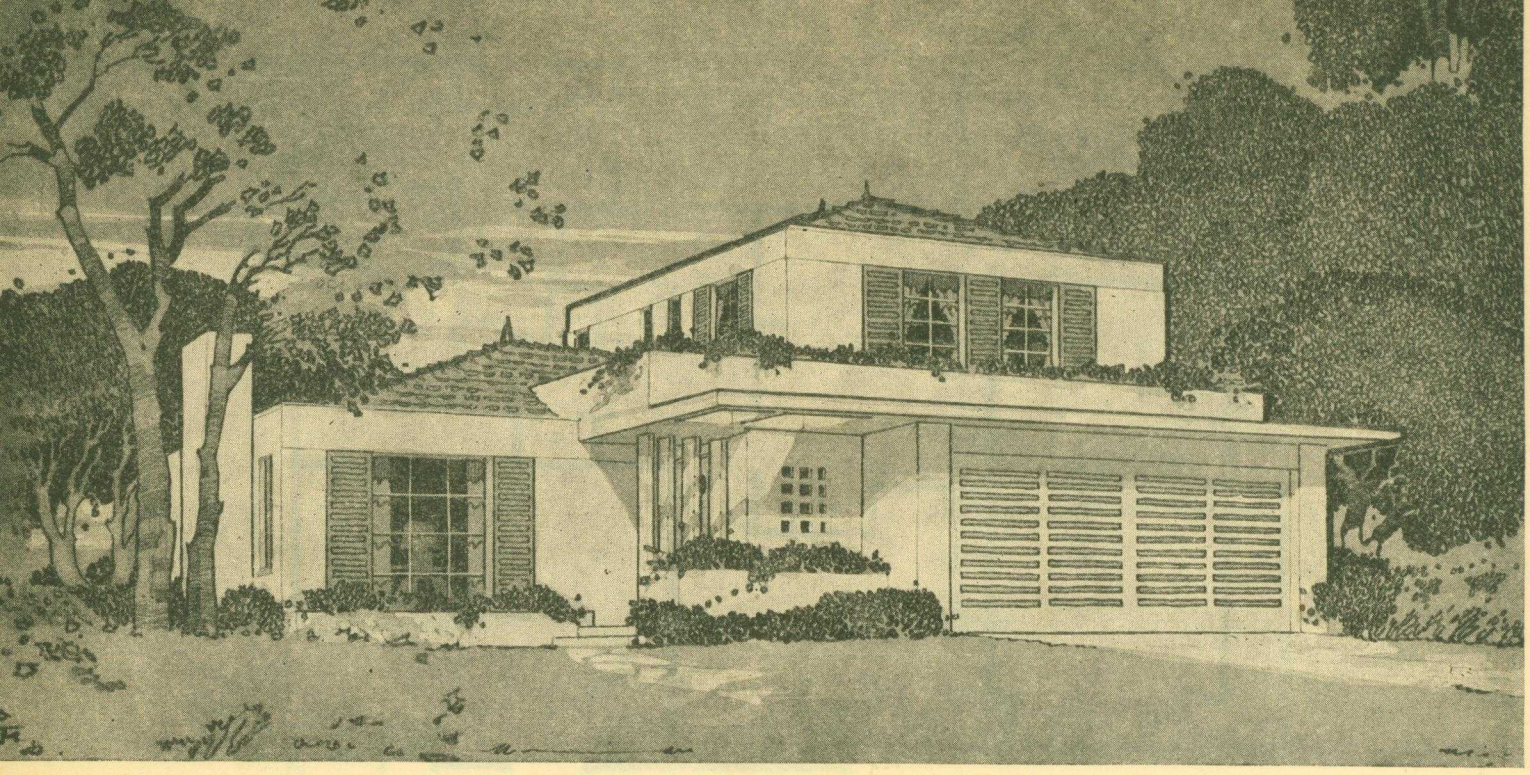


PLAN NO. 129 **AREA 800 SQ. FT.** **HOUSE WIDTH 40 FT**

An extremely rectangular house designed primarily for low cost. Note unusual feature of access to bath from all rooms. Plan shows use of wardrobes in two bedrooms but space is sufficient to utilize regular closets if desired. Washing machine dish washer combination in kitchen. Plan lends itself well to exterior similar to No. 153.

Livable area 800 sq. ft., overall depth 32 ft., porch area 36 sq. ft., garage area (1) 190 sq. ft., roof material shingles, exterior wide siding or stucco

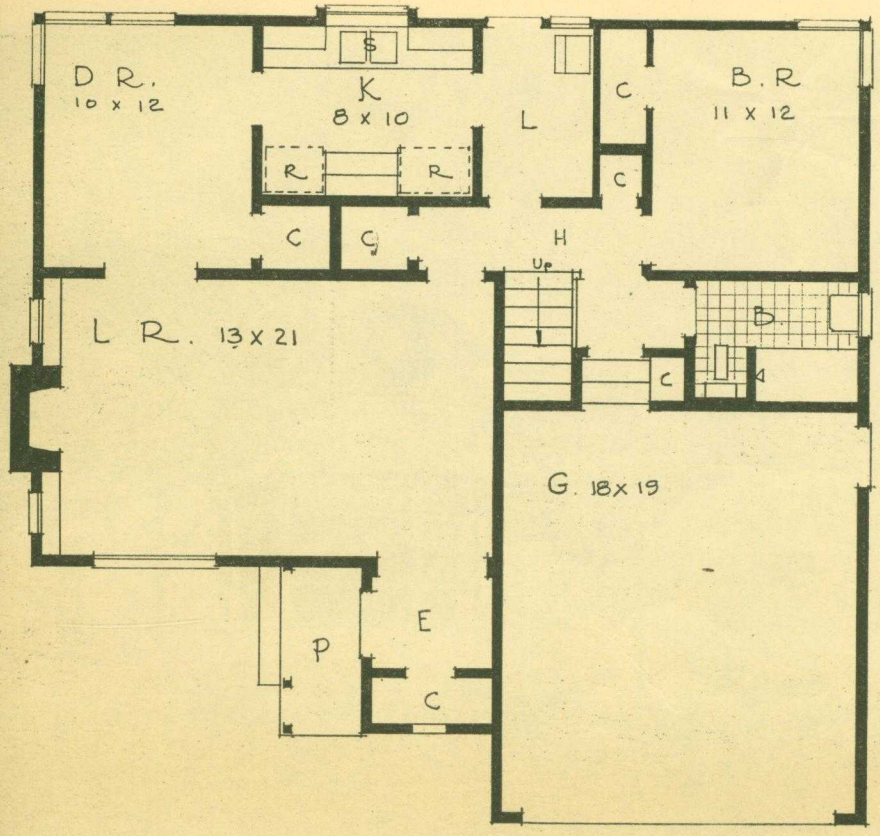


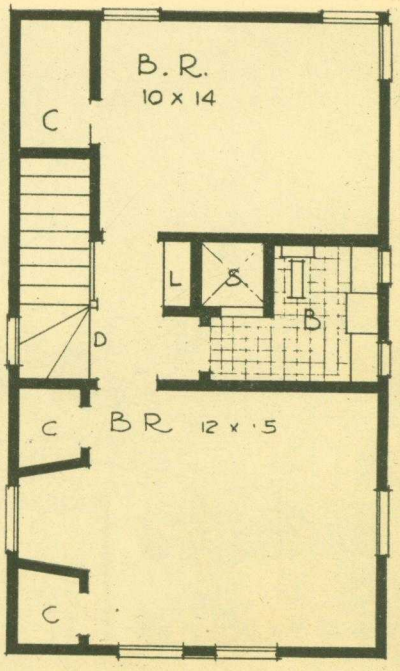


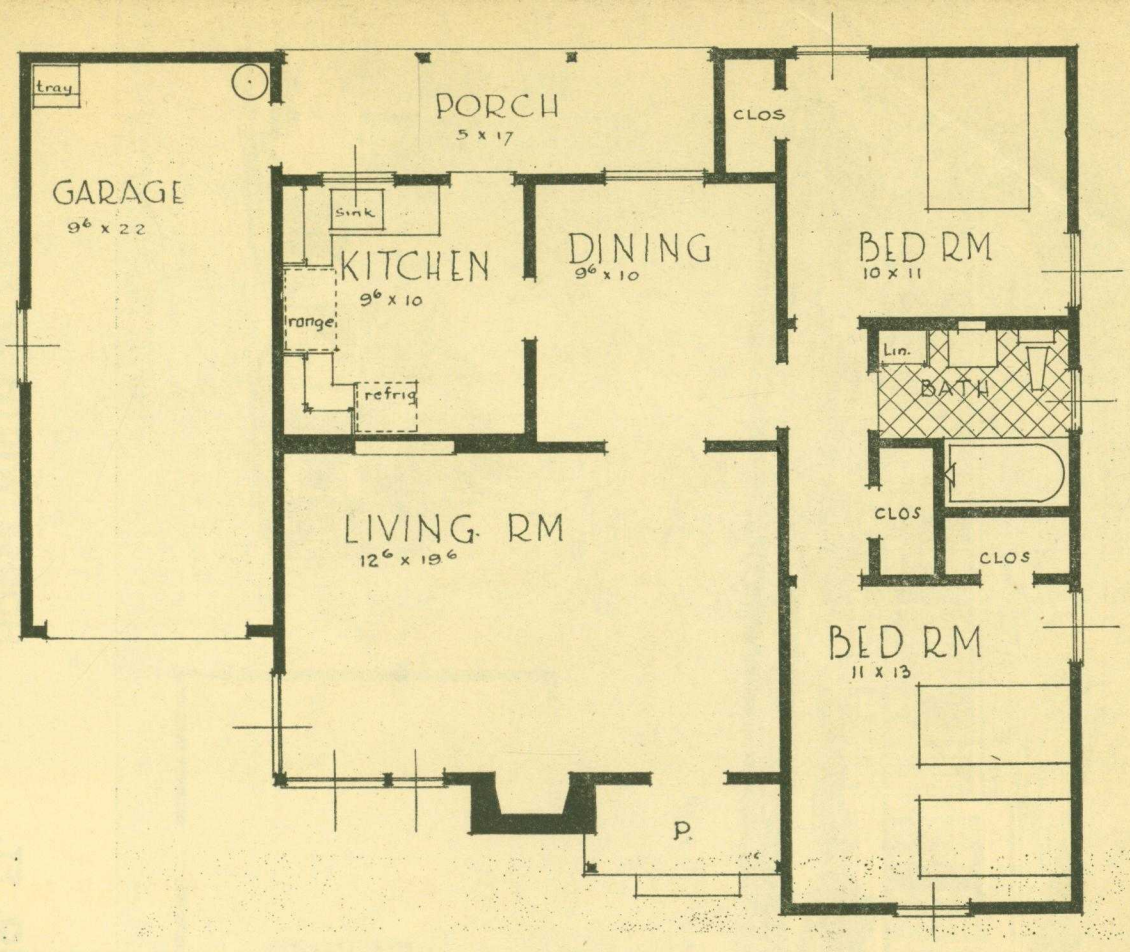
PLAN NO. 230 **AREA 1600 SQ. FT.** **HOUSE WIDTH 40 FT.**

A modern three bedroom house with two of the bedrooms elevated over garage. This house is modern but not extreme and while shown in stucco or white painted brick, this house is also very attractive in wide siding and also looks well with slightly more traditional exterior, which is available.

Livable area 1600 sq. ft., overall depth 30 ft., porch area 40 sq. ft., garage area 380 sq. ft., roof material shingles, exterior stucco.



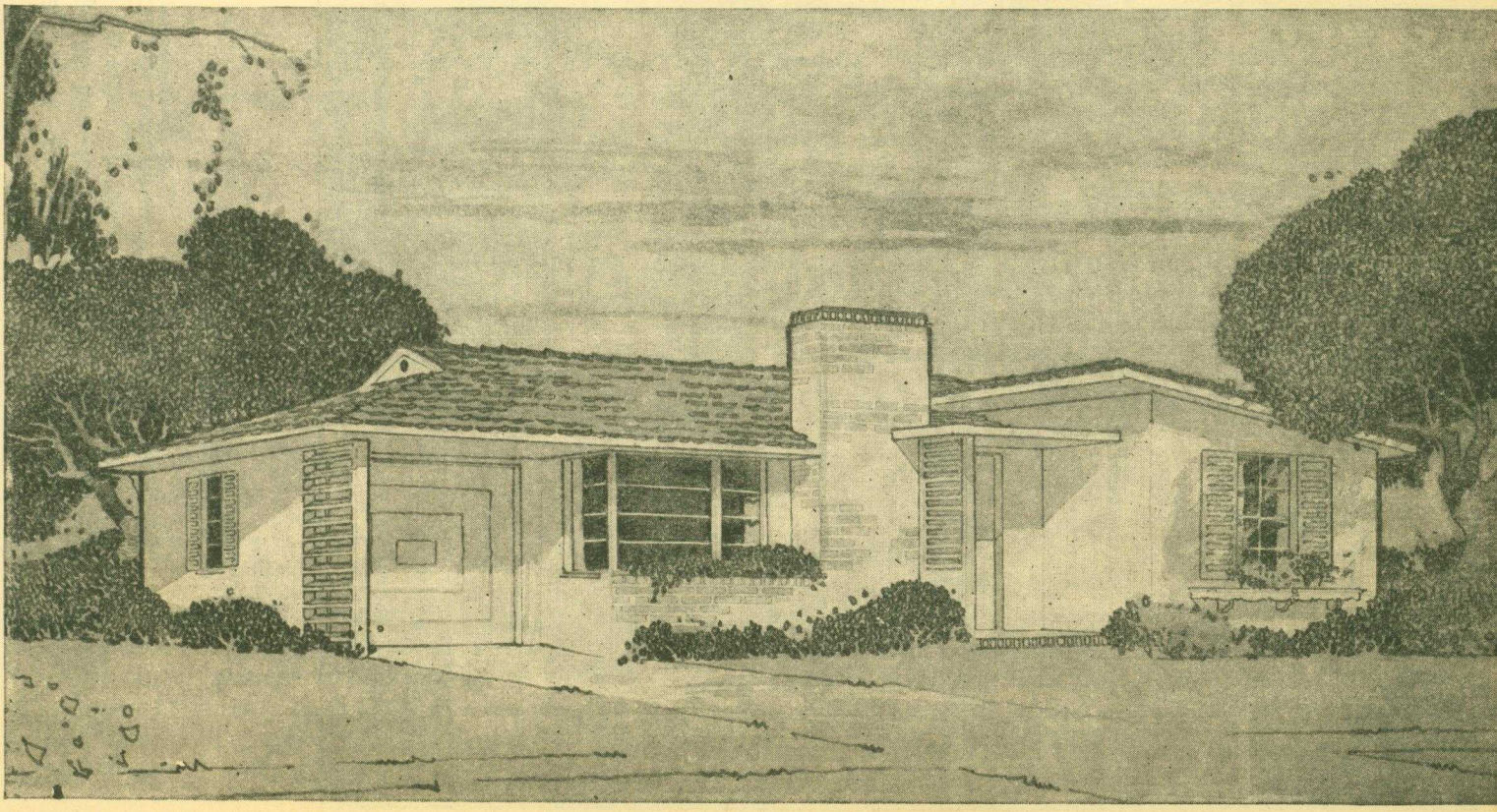


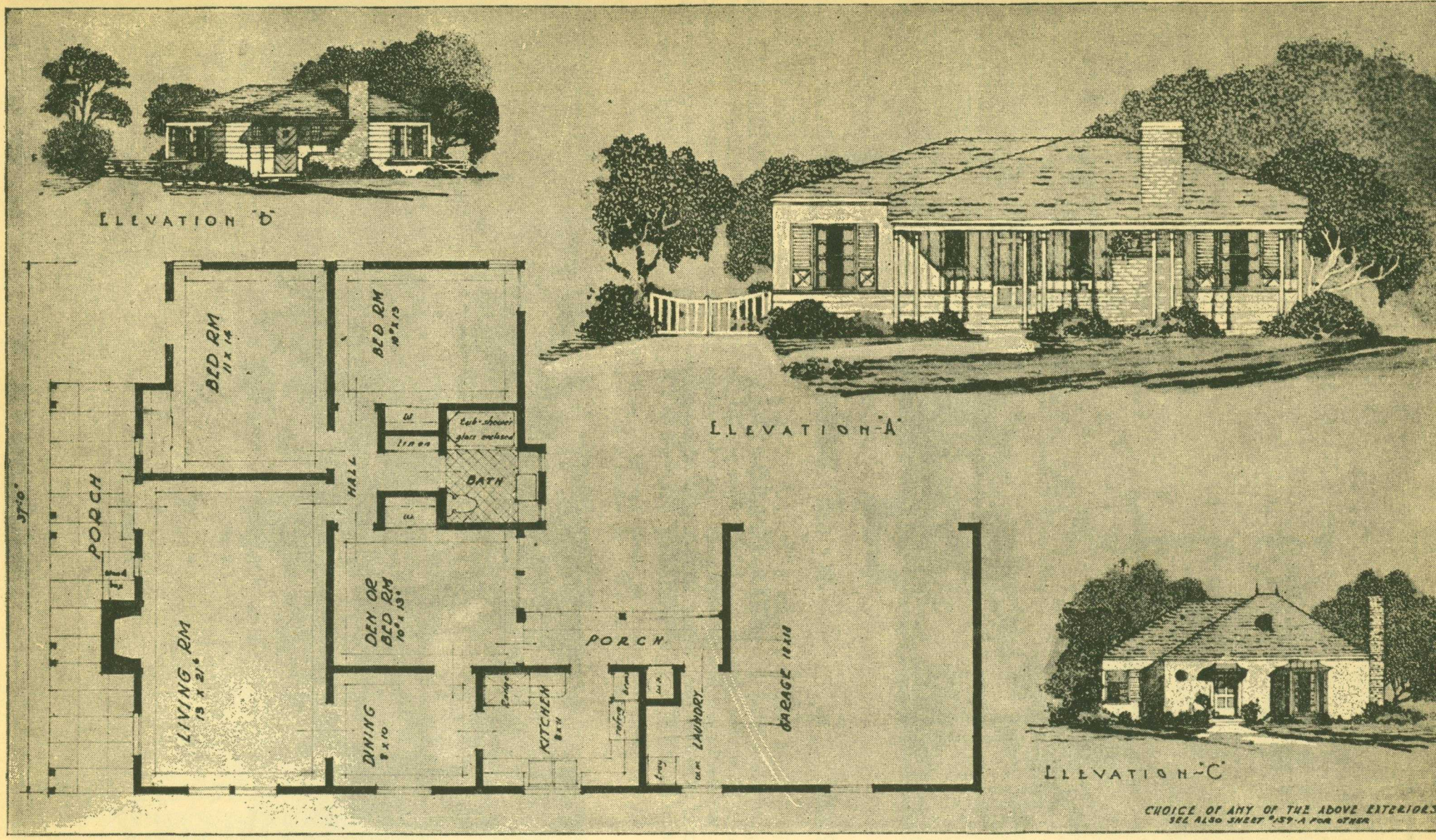


PLAN NO. 131 **AREA 900 SQ. FT.** **HOUSE WIDTH 42 FT.**

An attached garage, two bedroom house with many nice features. House has the absolute minimum of hall space to give good sized rooms within area of 900 square feet. Laundry is located in garage and kitchen has ample space for dining. The three closets shown are 32 inches deep by five feet wide.

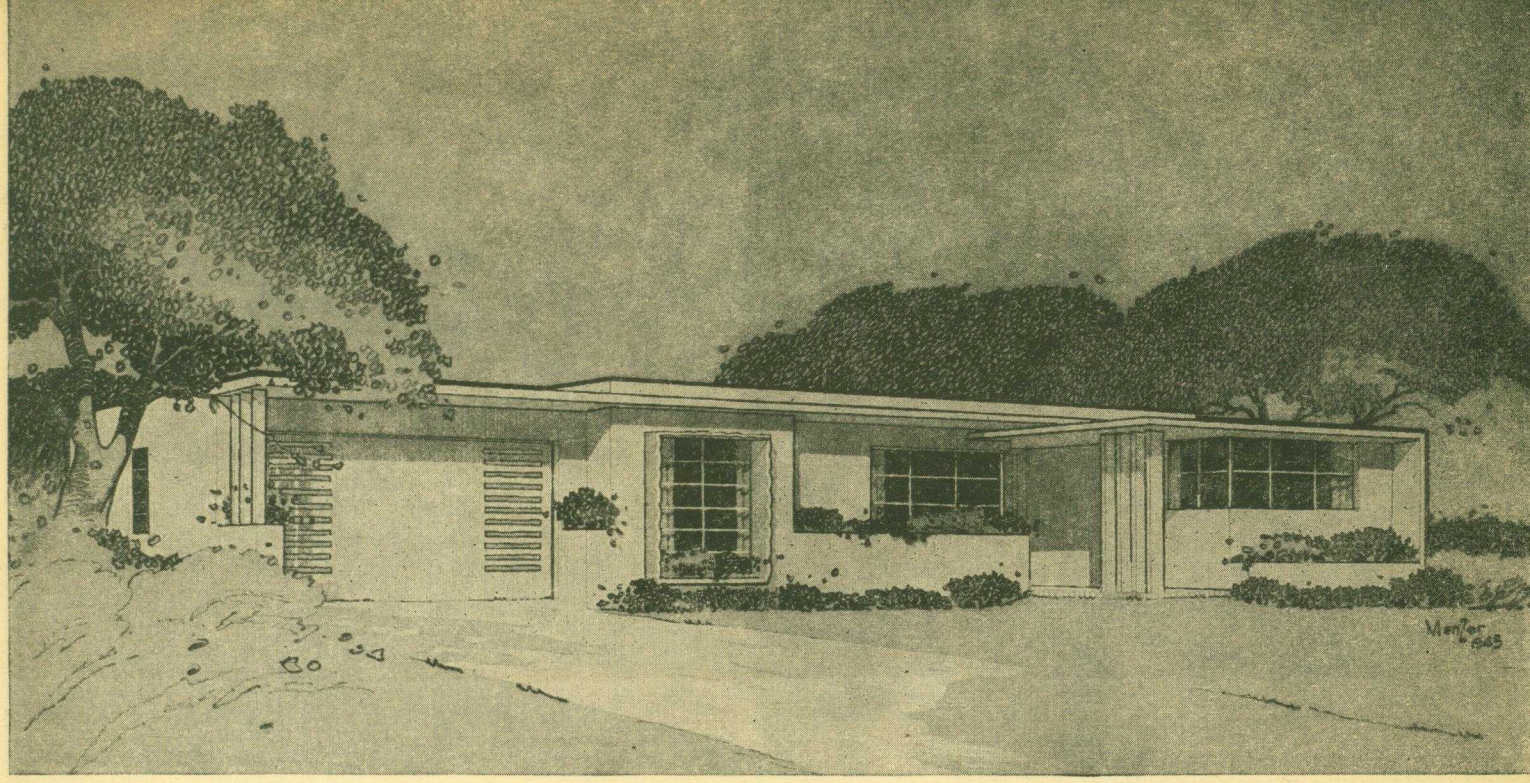
Livable area 900 sq. ft., overall depth 36 ft., porch area 18 sq. ft., garage area 230 sq. ft., roof material shingles, exterior stucco.

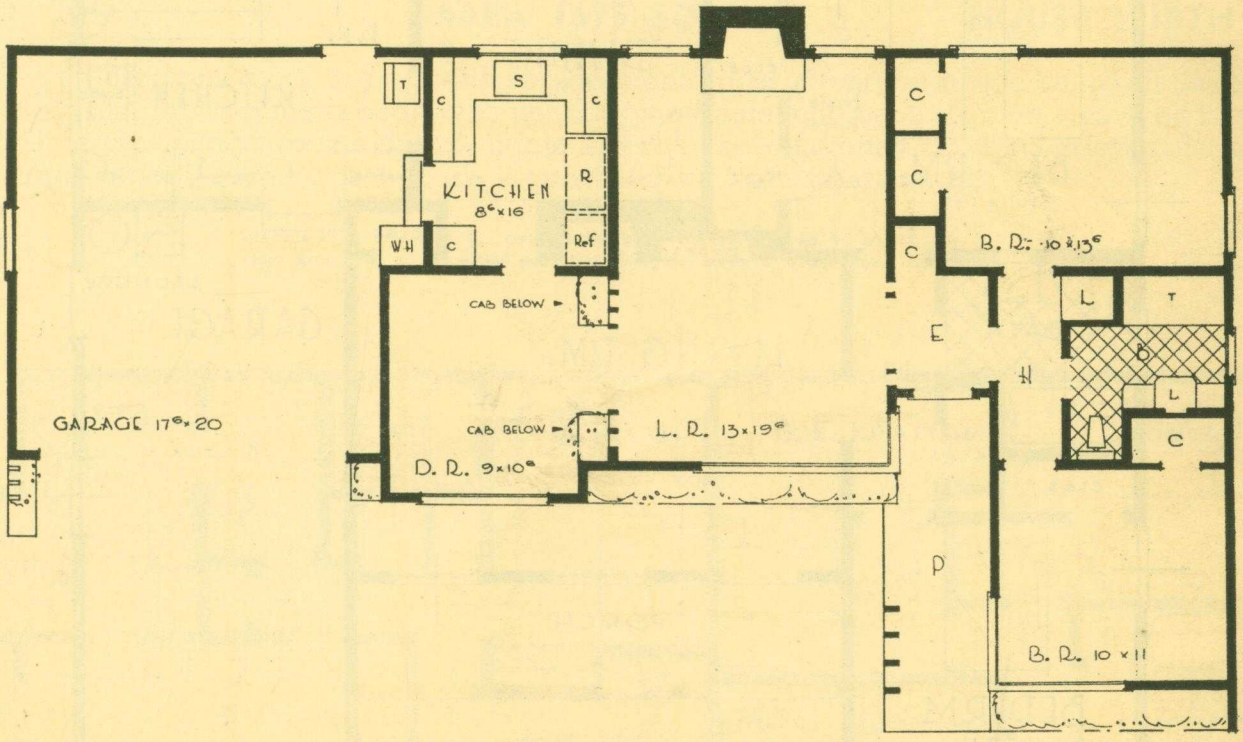




PLAN NO. 132 **AREA 1065 SQ. FT.** **HOUSE WIDTH 37 FT.**

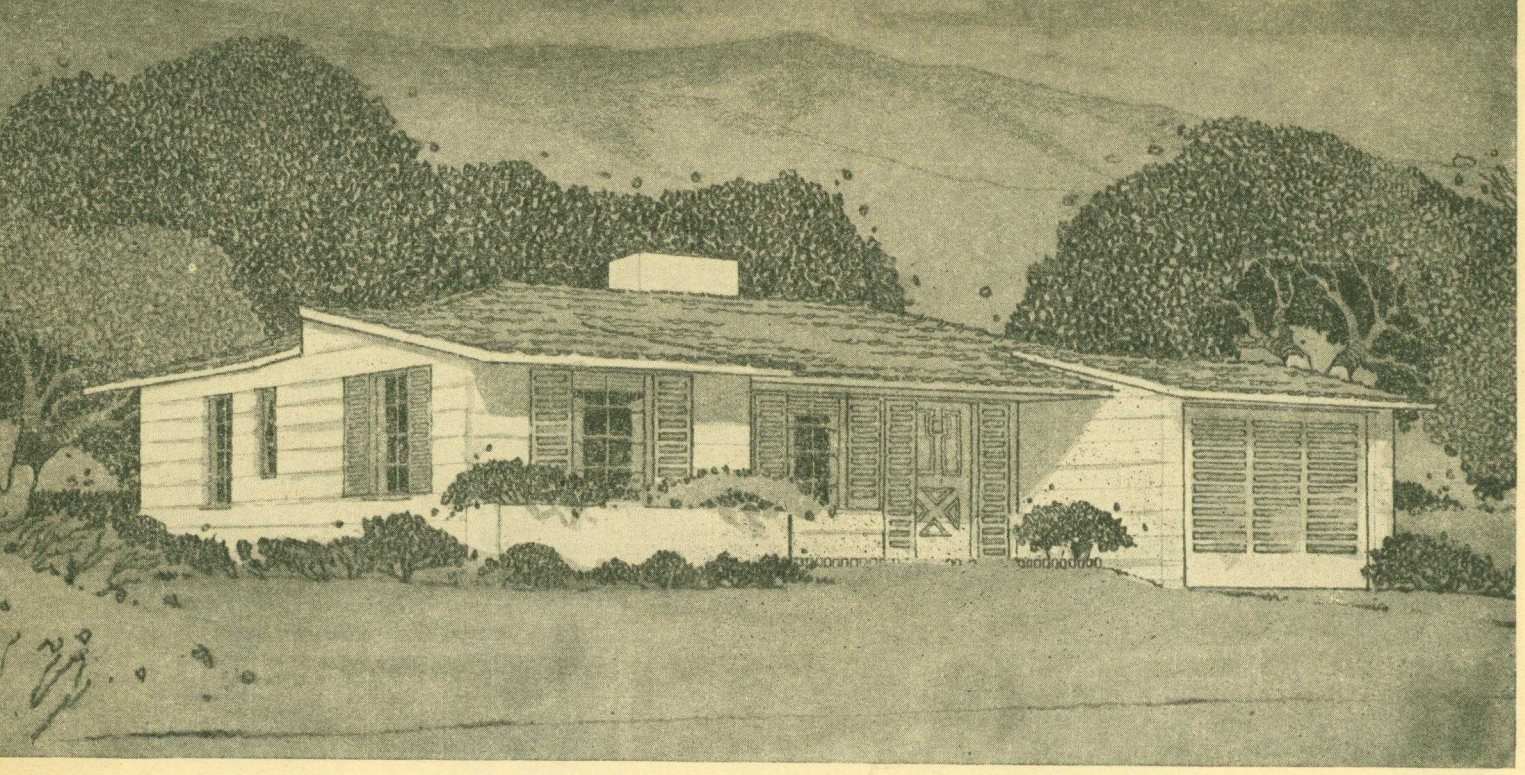
A three bedroom house similar in type to one described on Page 44, with the exception of the fact that this house contains only 1070 square feet. This plan has only one bath and eliminates entrance hall. Will fit on a 50 foot lot but lot should be 52 to 53 feet in width. This house also is excellent on a corner with garage door on opposite side. If desired alternate is available adding toilet and basin near garage laundry.

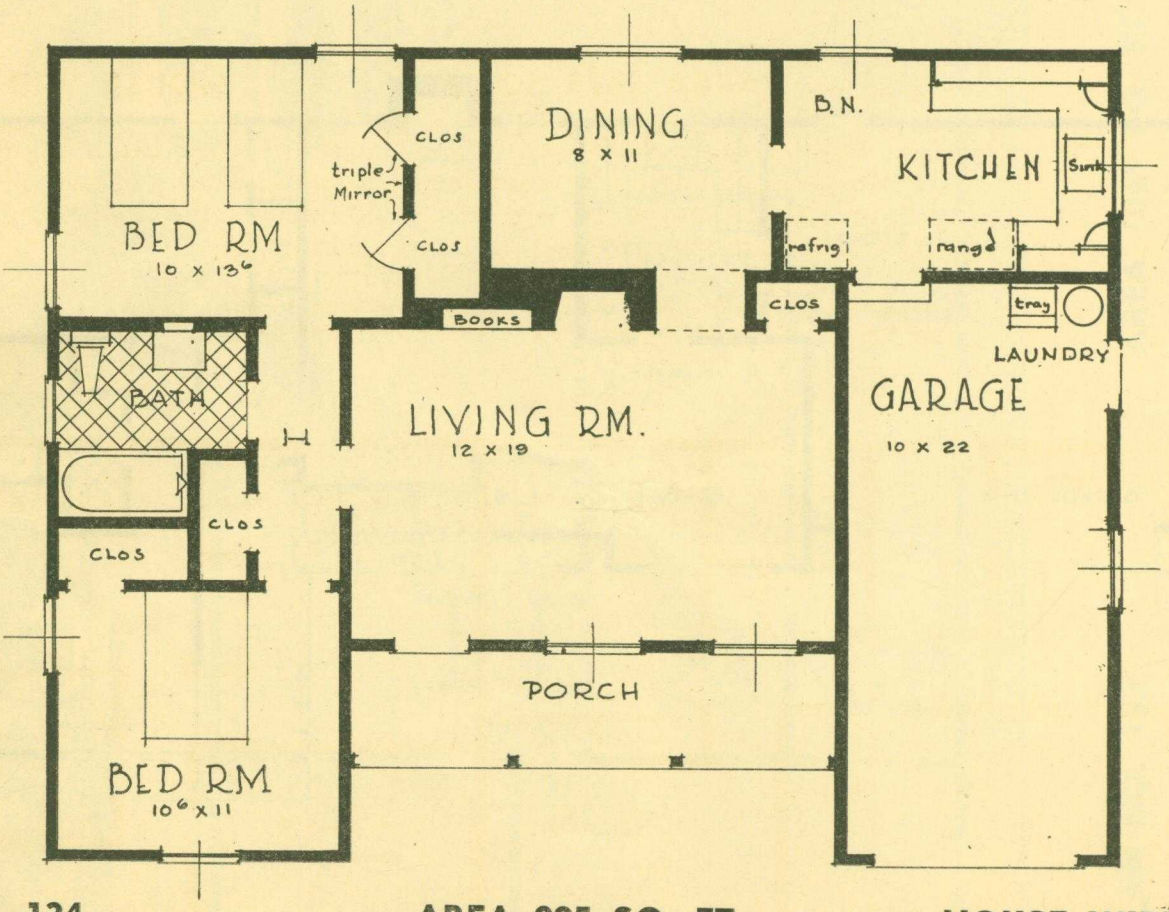




PLAN NO. 133 **AREA 900 SQ. FT.** **HOUSE WIDTH 60 FT.**

An extremely small area two bedroom house with large window areas and modern interior featuring semi-detached dining room. Laundry in two-car garage. Good closet space throughout. An alternate kitchen arrangement would provide breakfast space in kitchen as shown in other parts of the book. Windows adjacent to fireplace would be French type opening to garden in rear. This is a plan that adapts itself to a traditional exterior with shingle roof or a modernized design with composition roof type similar to No. 203.

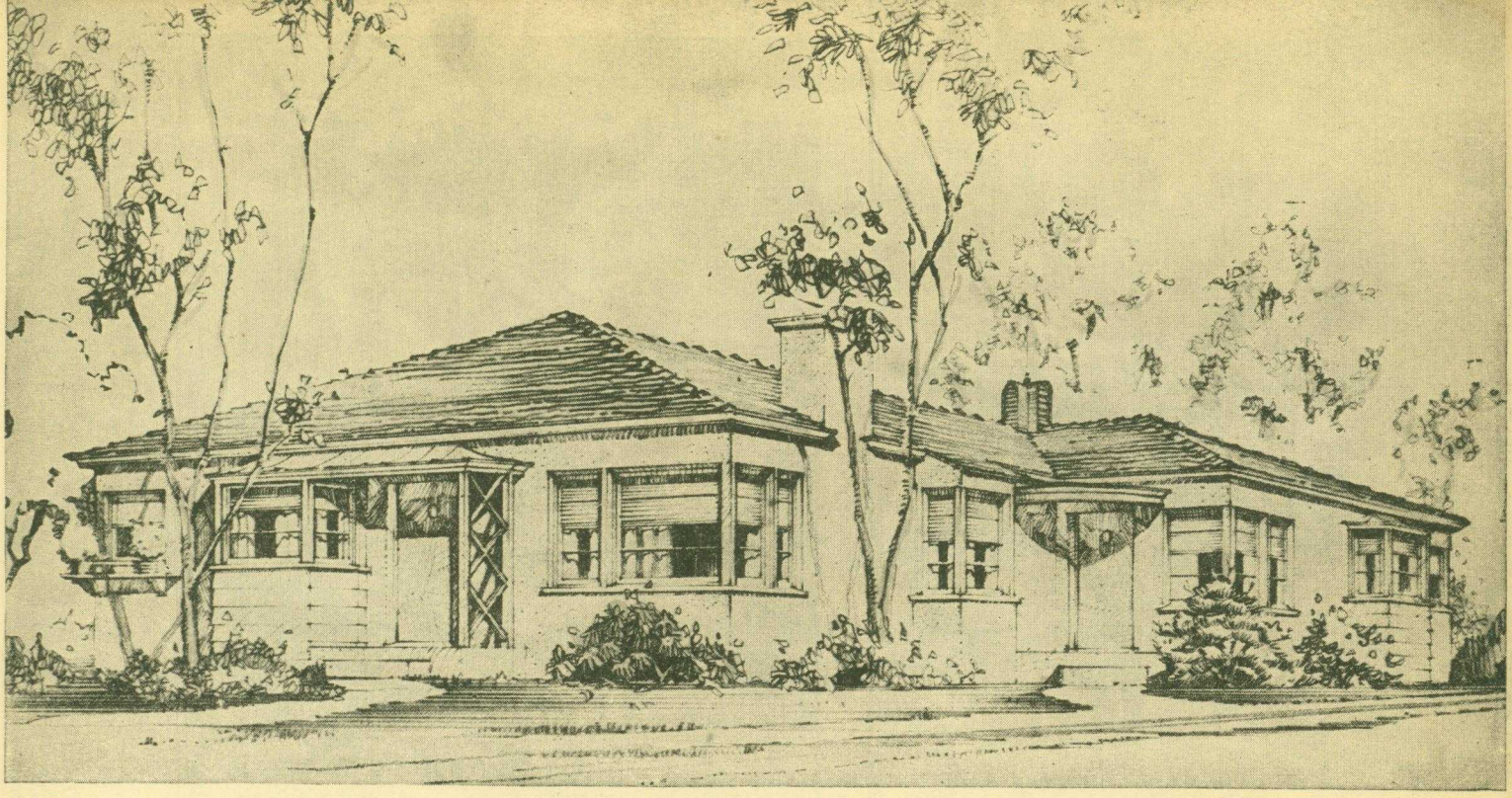




PLAN NO. 134 **AREA 925 SQ. FT.** **HOUSE WIDTH 42 FT.**

A typical small California ranch house with attached garage. The flower box shown in front of the window is intended merely for the purpose of holding potted plants. Long roof across the front gives appearance of length in house and by grading lawn up to front porch, house will be made to look low and extremely attractive. Exterior for this house is also available in similar treatment to plan No. 106, Page 6 and Plan No. 103, Page 3.

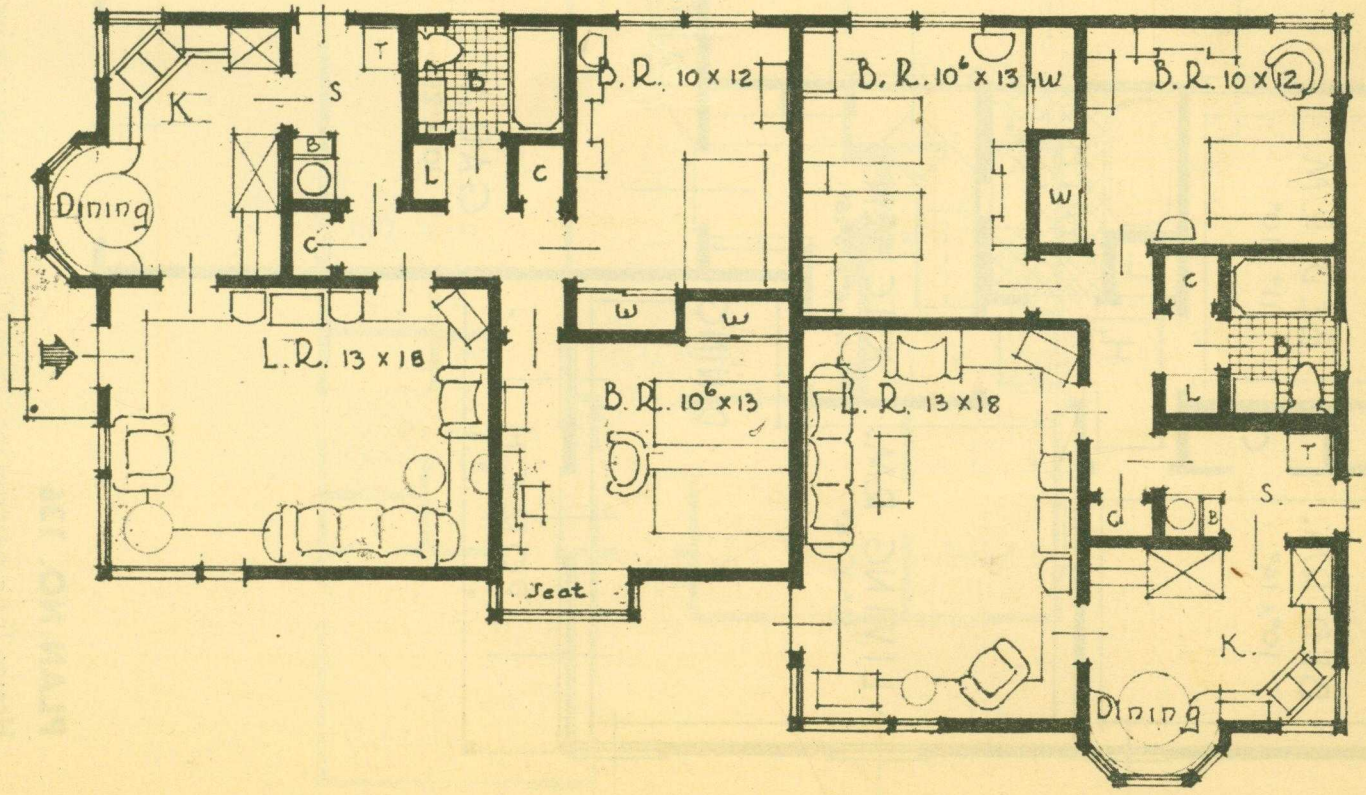
Livable area 925 sq. ft., overall depth 34 ft., porch area 60 sq. ft., garage area 230 sq. ft., roof material shingles, exterior wide siding.

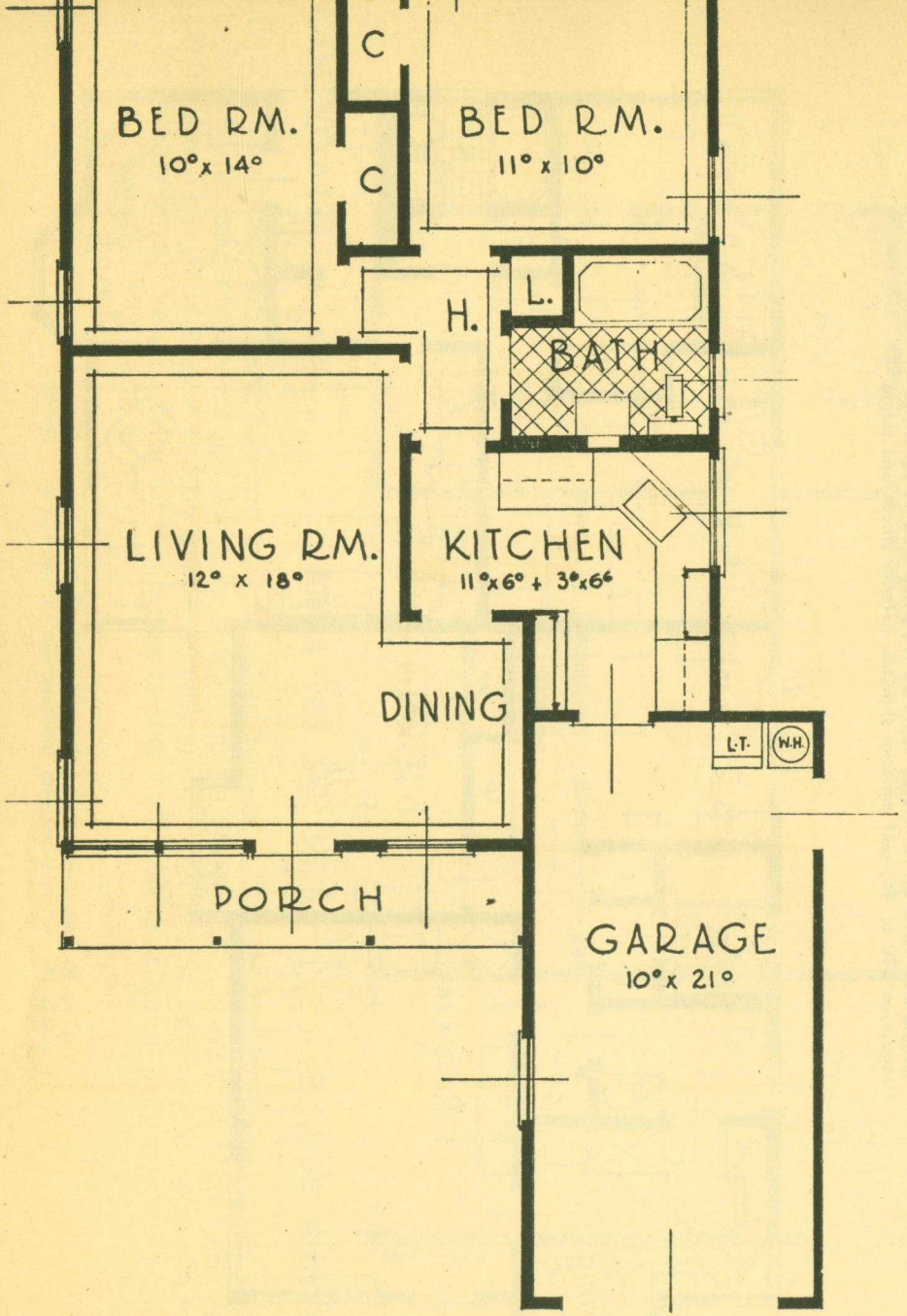


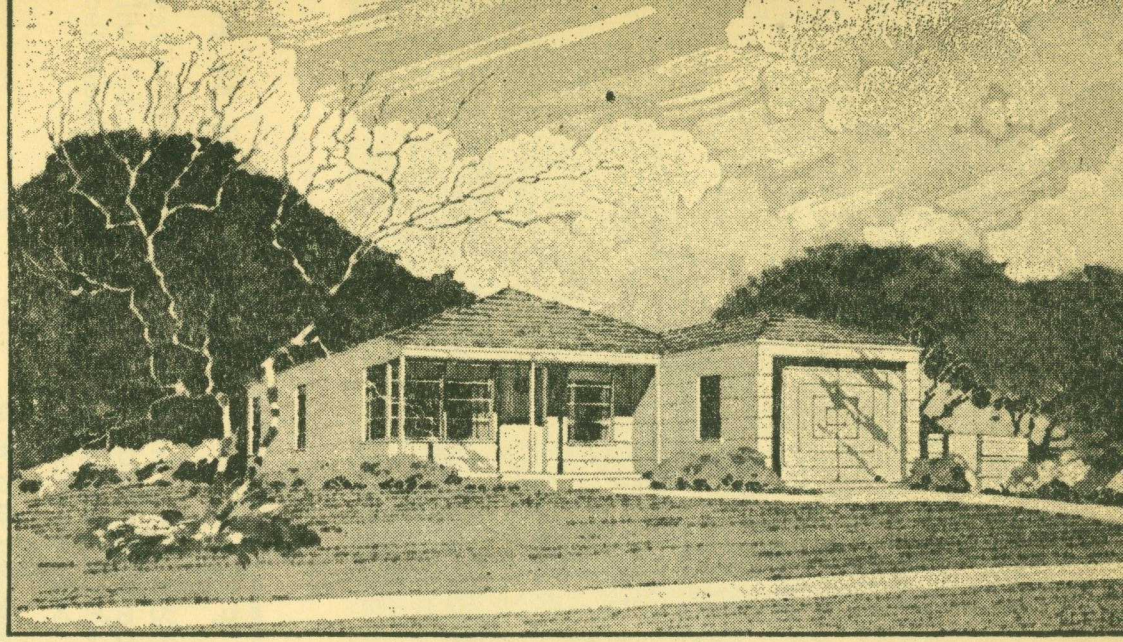
PLAN NO. 135 **AREA 1675 SQ. FT.** **HOUSE WIDTH 34 FT.**

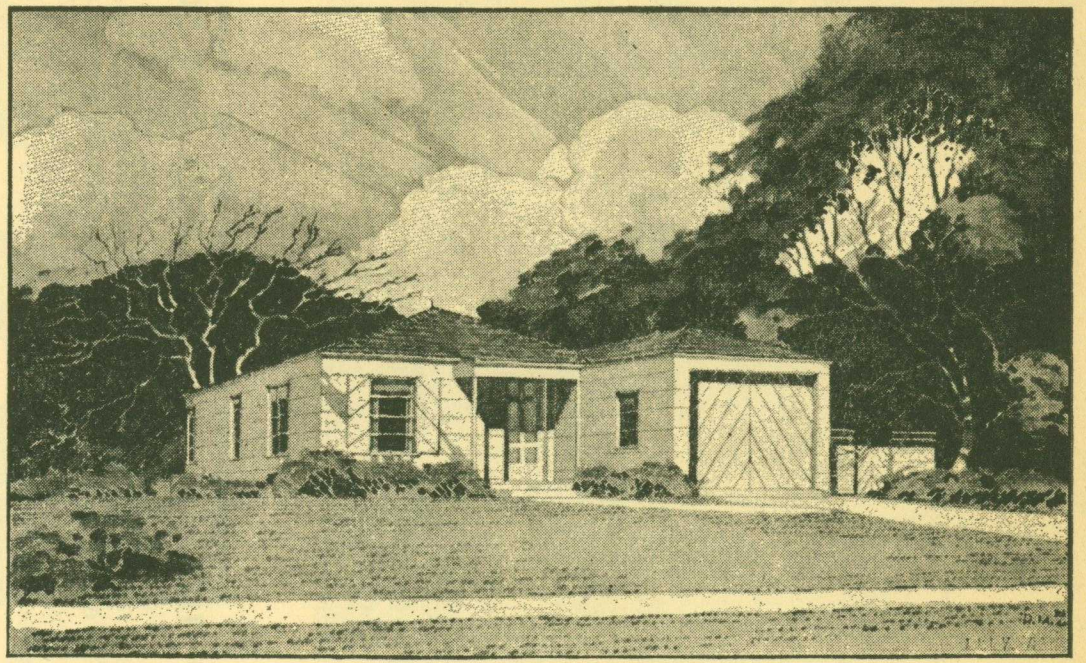
Illustrated is a modern one-story duplex with separate entrances. Rear entrances being off the driveway to garage. Note that the two main bedrooms will accommodate twin beds. Dining alcove off kitchen will comfortably seat six. Living rooms are of ample size. A false chimney on the exterior is indicated merely for appearance. Good closet space is provided for both apartments.

Livable area 1675 sq. ft., overall depth 58 ft., porch area 40 sq. ft., garage area 340 sq. ft., roof material shingles, exterior stucco and siding.



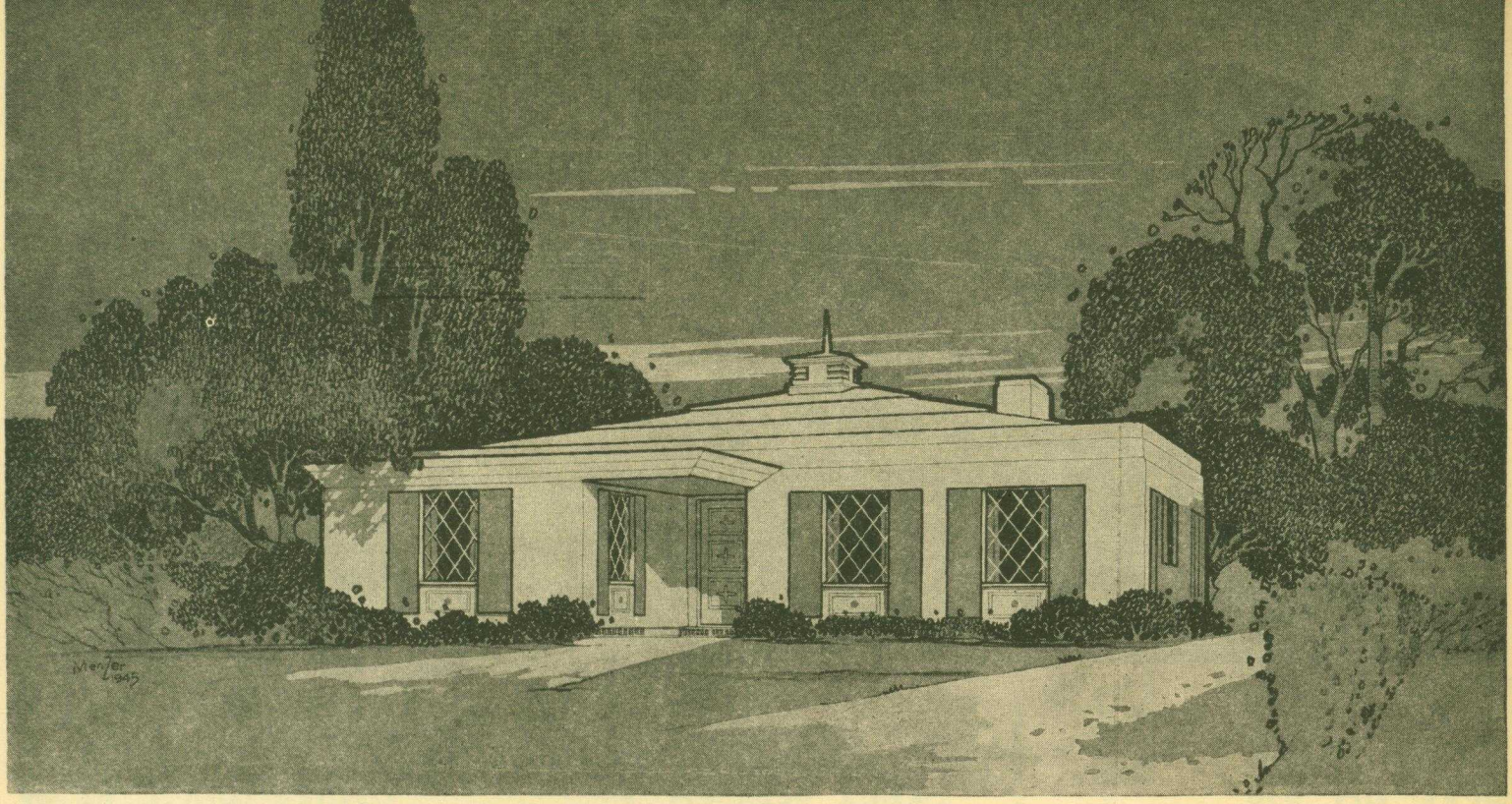






PLAN NO. 136 **AREA 850 SQ. FT.** **HOUSE WIDTH 28 FT.**

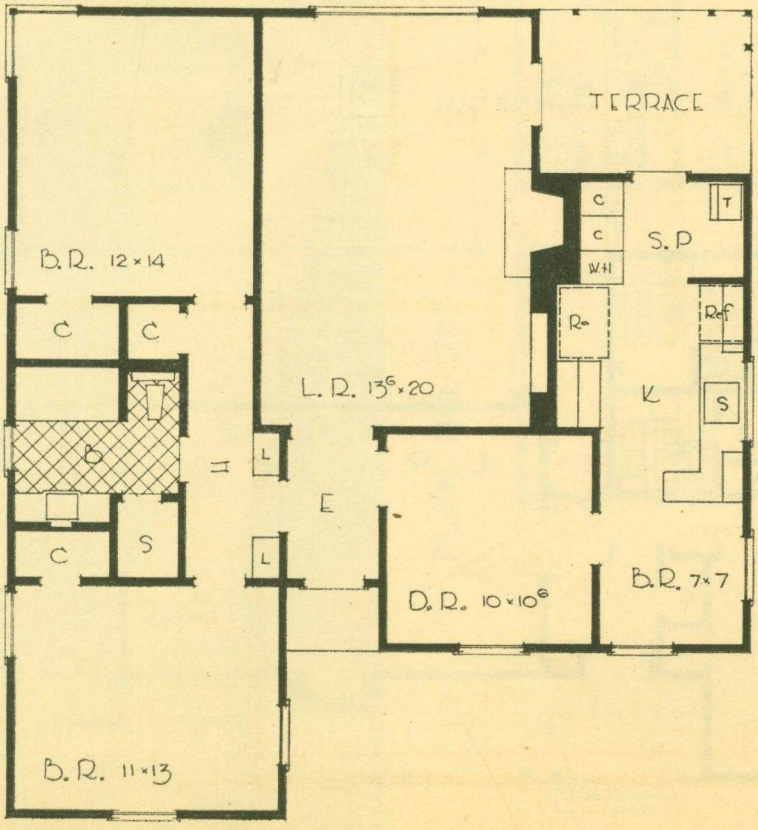
House for a narrow lot (35 or 40 feet). Laundry is in garage, closets are generous and note that larger bedroom will take twin beds. Fireplace if desired will replace window on long wall of Living Room. Wide siding is indicated but stucco is also very attractive; shingle roof is indicated. Corner Sink with wide window is shown in kitchen.

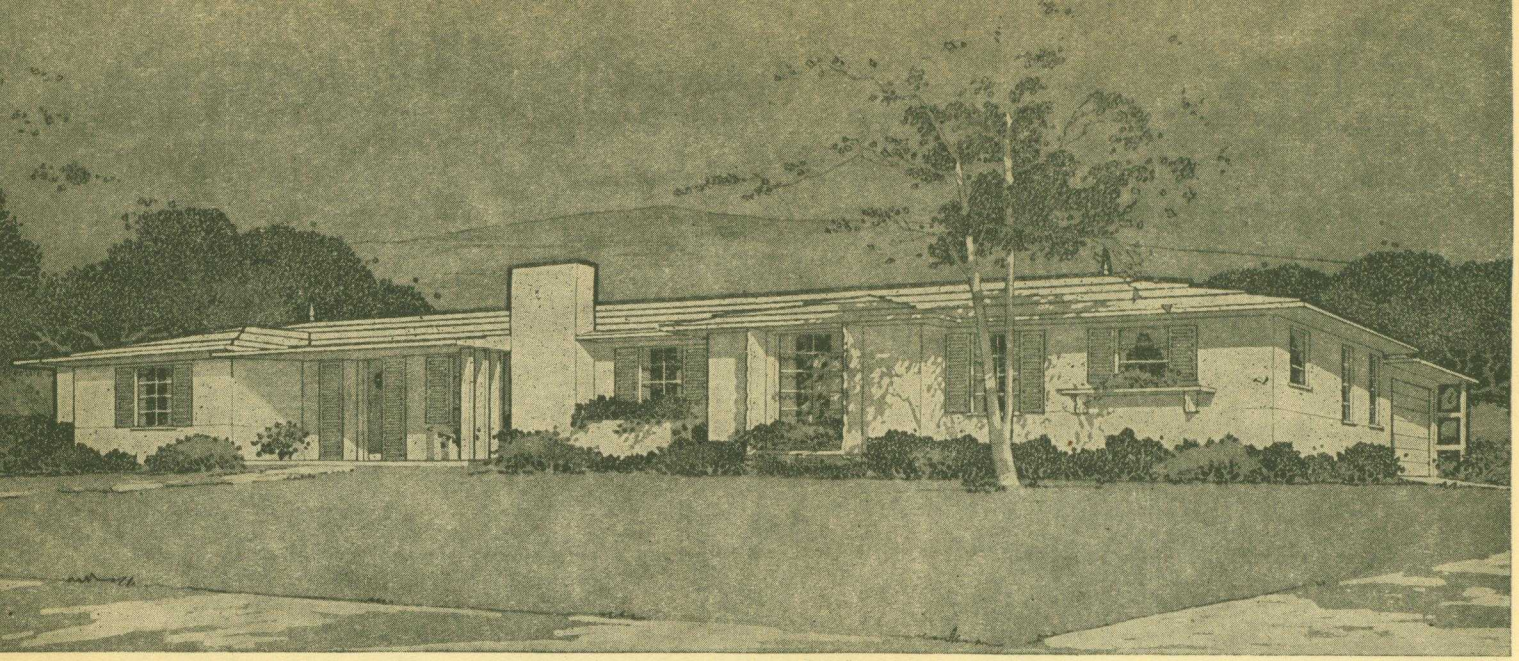


PLAN NO. 137 AREA 1185 SQ. FT. HOUSE WIDTH 36 FT.

This house features a living room opening through terrace to rear garden. Bathroom contains tiled-in basin and stall shower. Rooms are of good size. Exterior illustrated is modern. Conventional exterior along ranch house lines is also attractive, especially with the use of wide siding.

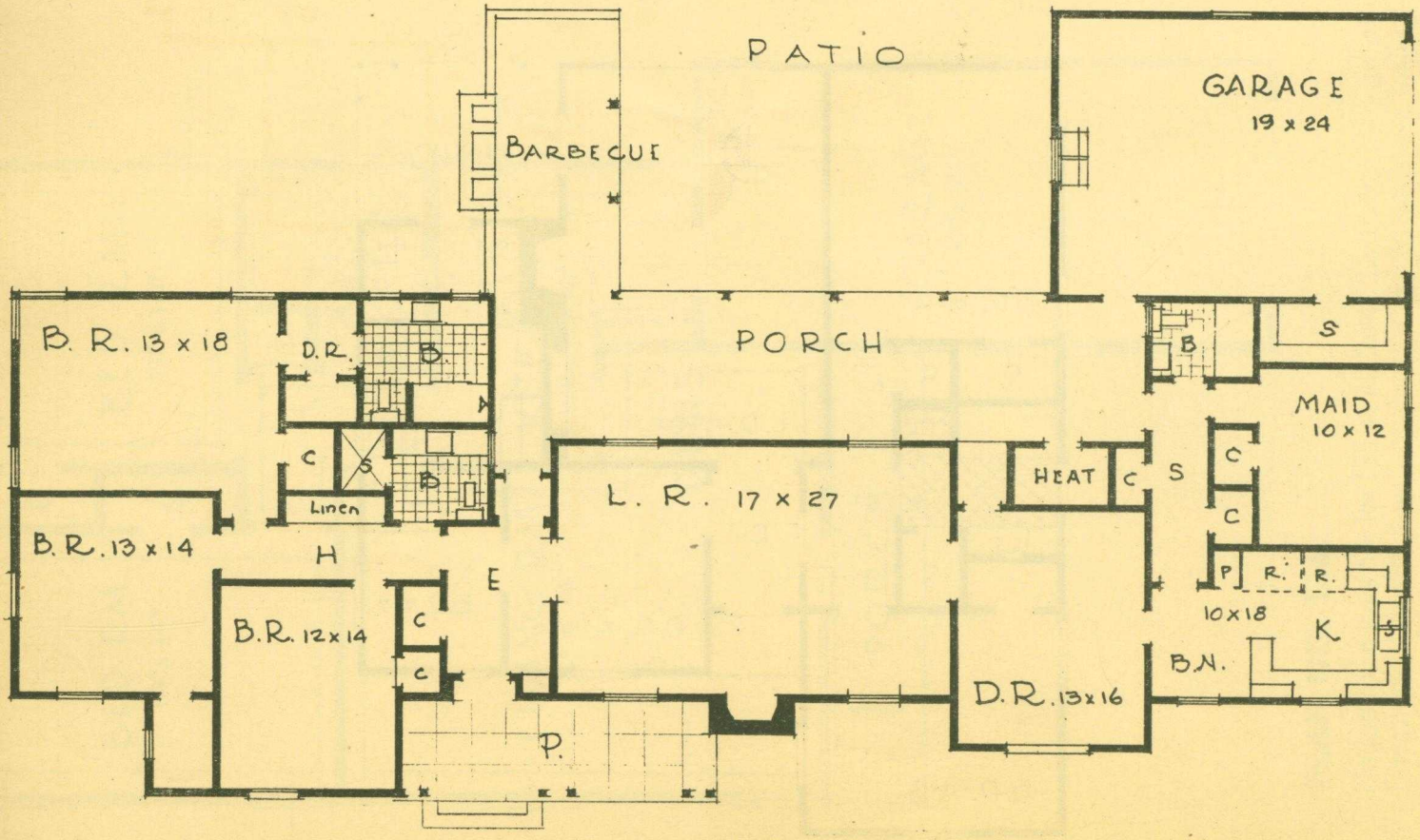
Livable area 1185 sq. ft., overall depth 38 ft., porch area 15 sq. ft., garage area (1) 240 sq. ft., roof material composition, exterior stucco.

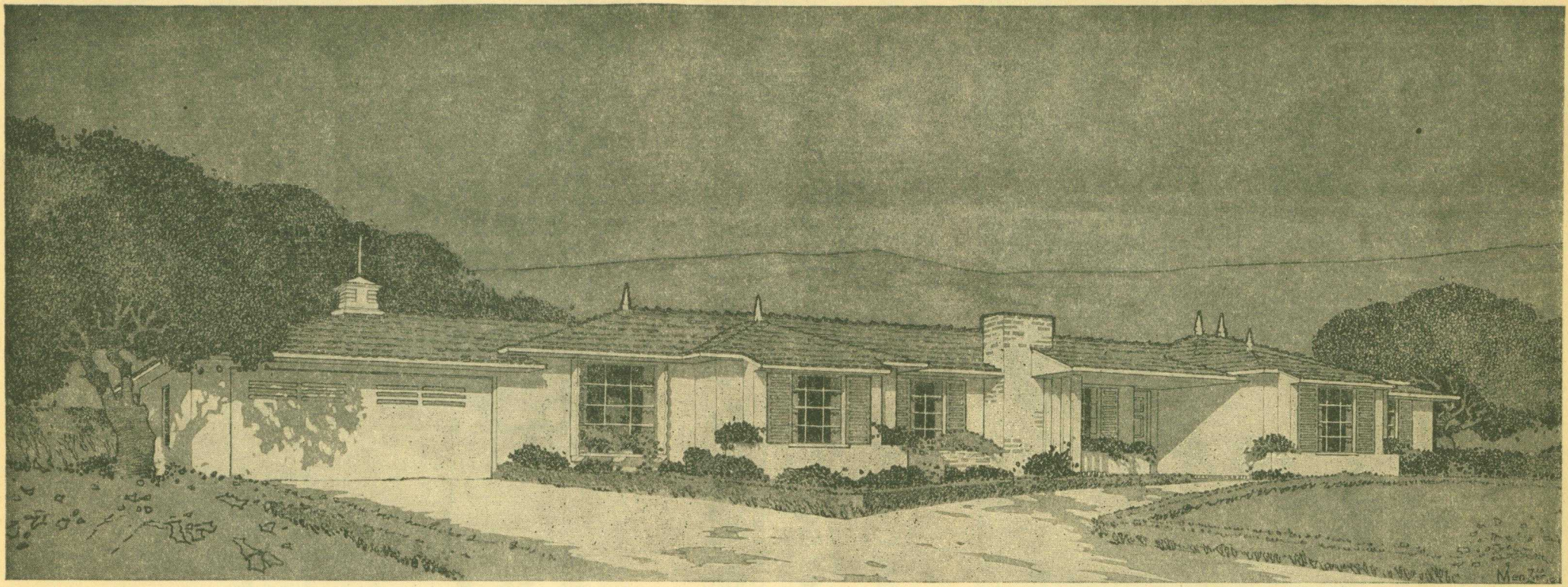




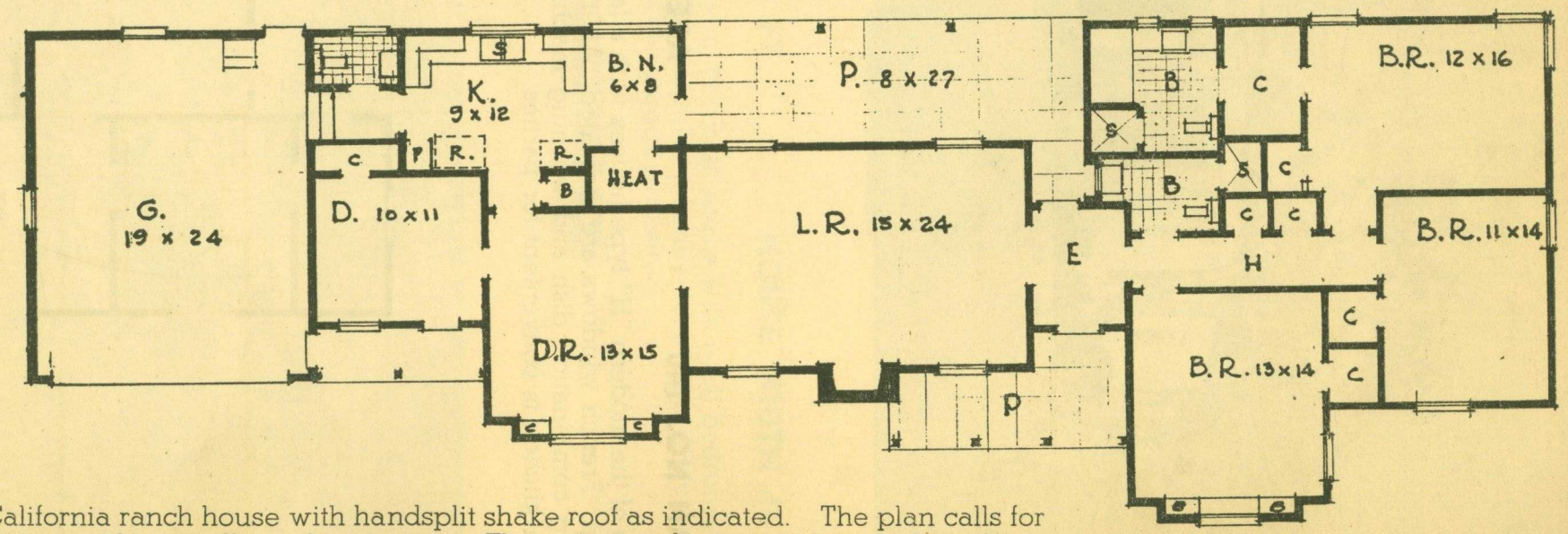
PLAN NO. 238 **AREA 2560 SQ. FT.** **HOUSE WIDTH 96 FT.**

A modern ranch house containing three bedrooms and maid's room built around a patio. The barbecue is free standing with a six foot wall on each side and the plans call for a pergola over the porch. It is necessary if the attached garage is to be used as indicated, to have either a corner or a lot one hundred and fifty feet in width. 125 foot frontage corner is ideal for this house with at least 100 in depth. Shingle or shake roof is also beautiful.

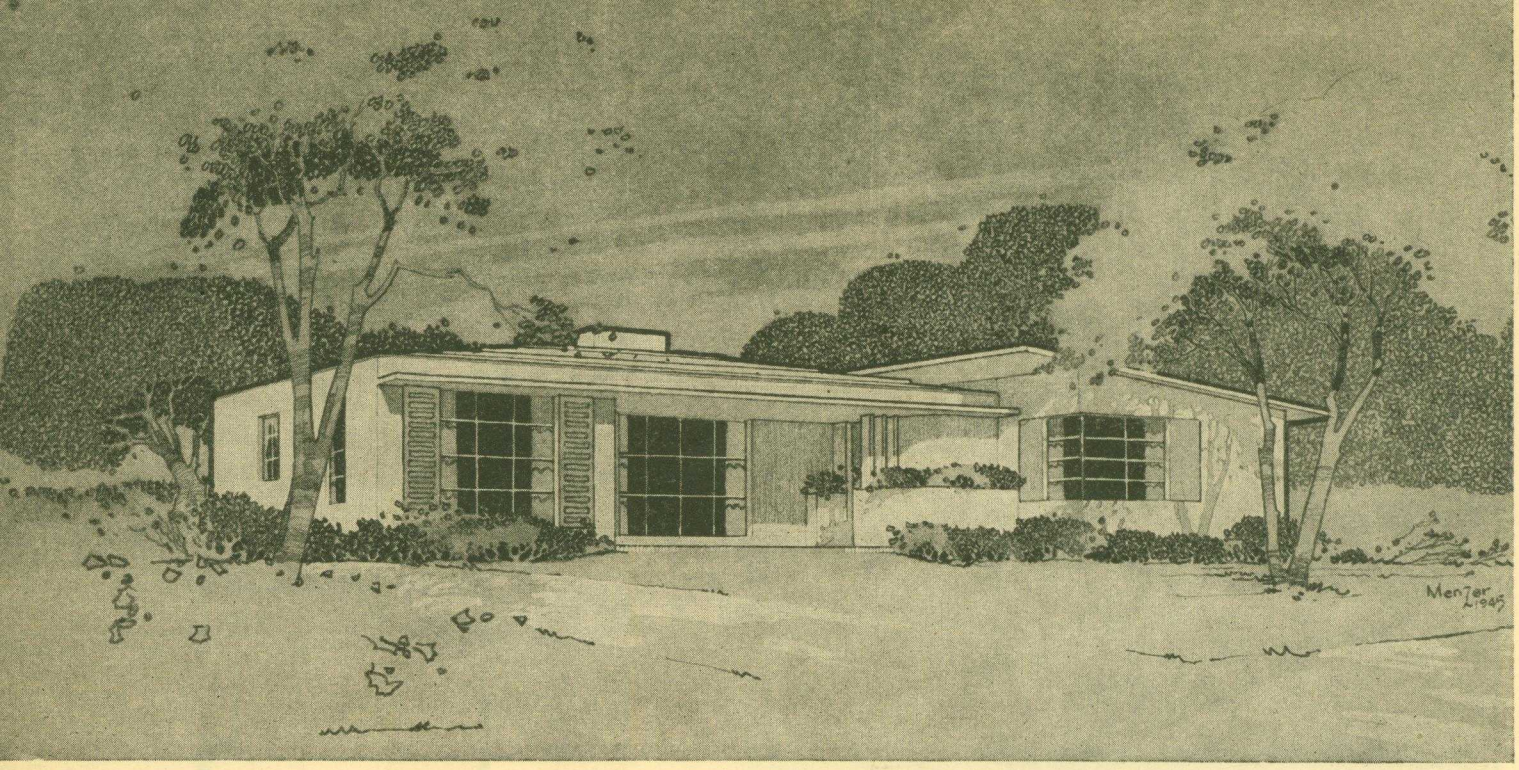




PLAN NO. 239 **AREA 2000 SQ. FT.** **HOUSE WIDTH 91 FT.**

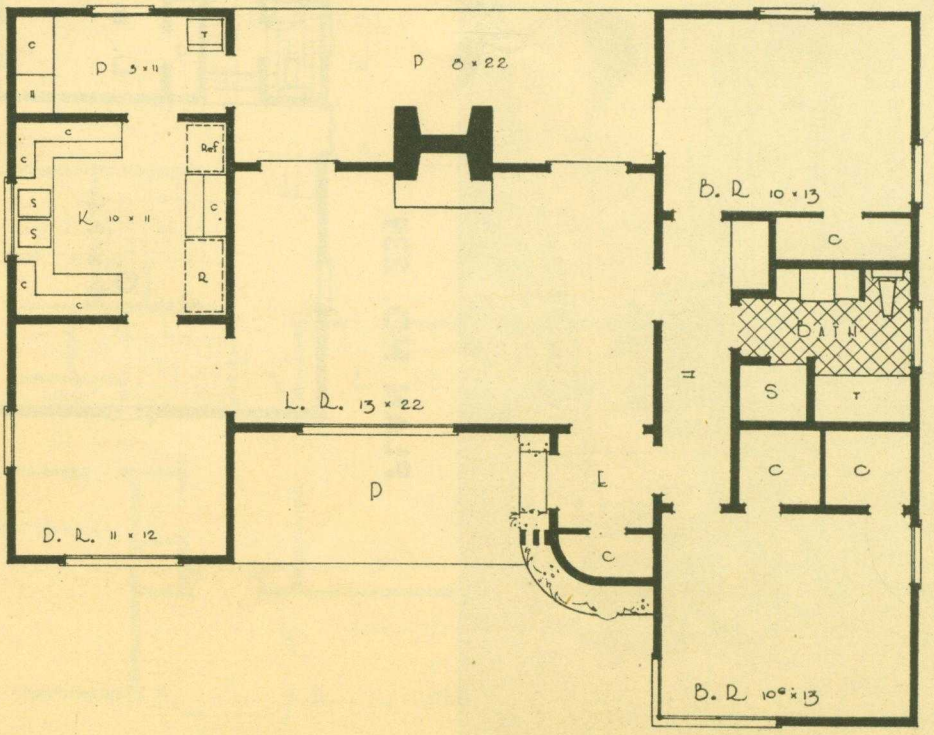


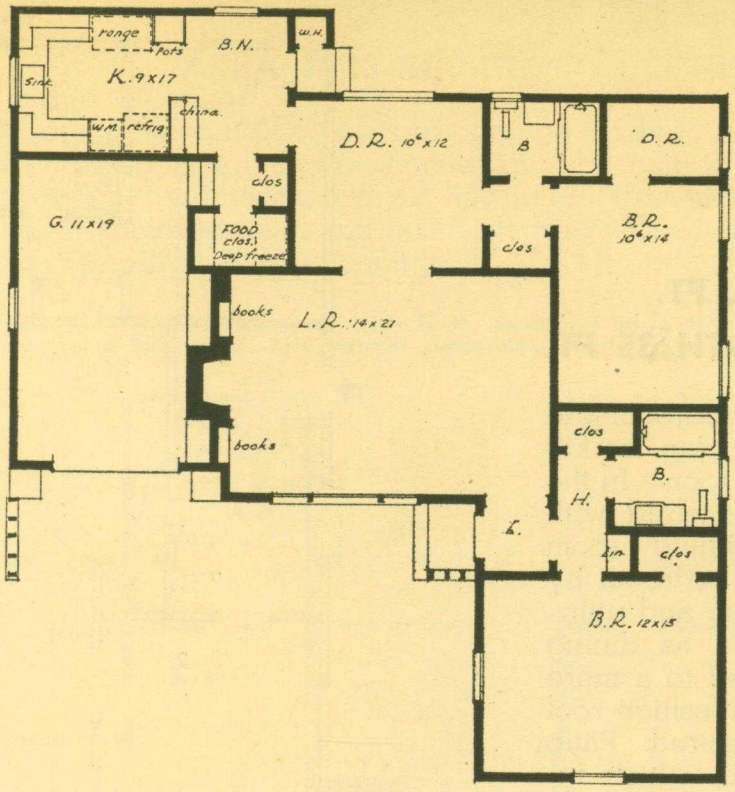
A typical rambling California ranch house with handsplit shake roof as indicated. The plan calls for a den off the dining room with a small porch entrance. The exterior eliminates the porch and enlarges the den to 11 x 13. If desired, an alternate of this den could be arranged as a maid's room.



PLAN NO. 140 AREA 1209 SQ. FT. HOUSE WIDTH 48 Ft.

One of the modern "H" type houses with a large porch and outdoor fireplace to the rear of the living room. French windows are indicated. Alternate kitchen arrangement eliminating service porch and using combination dish and washing machine would provide breakfast nook. Service to rear porch from kitchen is convenient for parties.

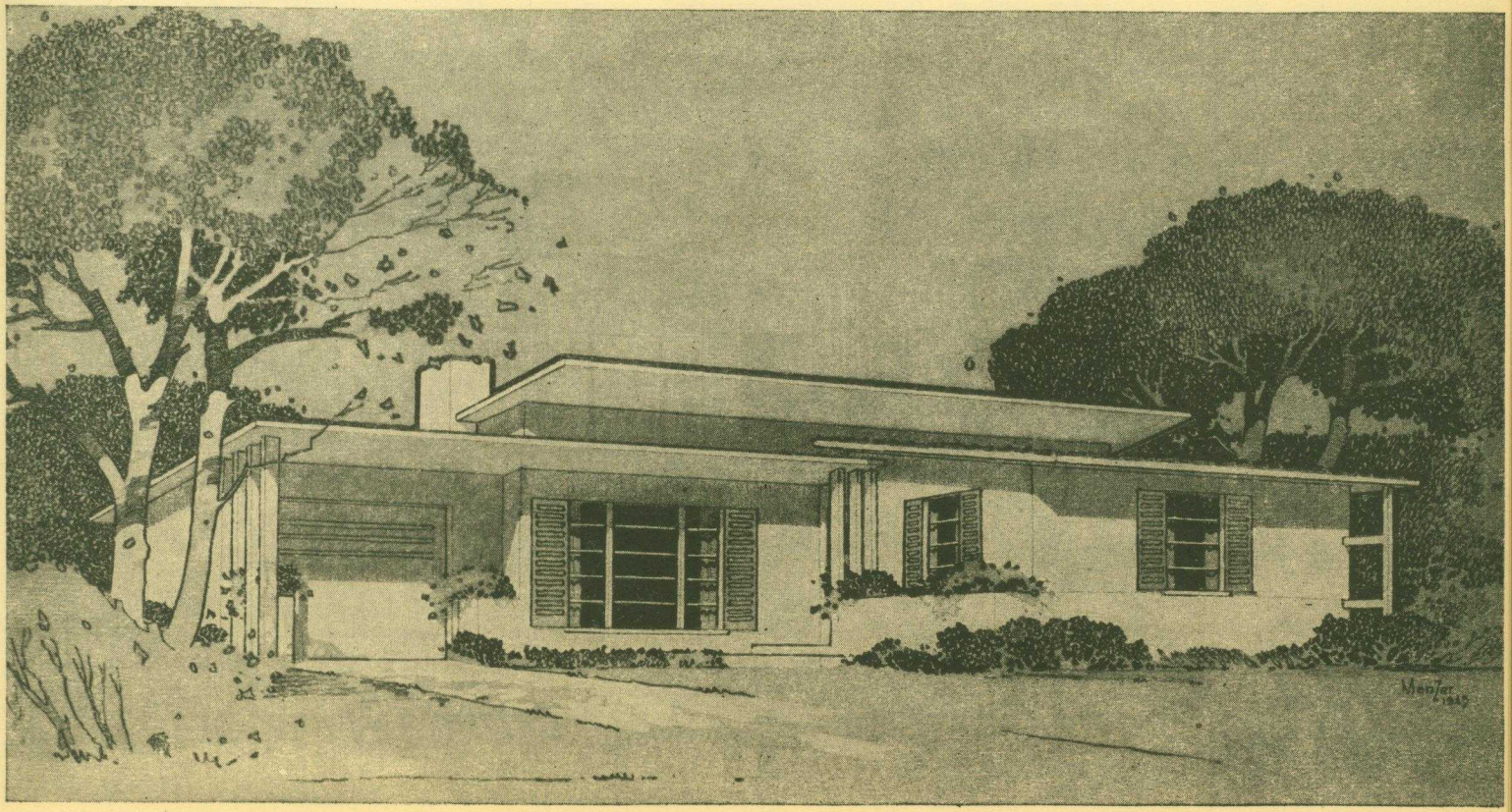




PLAN NO. 141 AREA 1360 SQ. FT. HOUSE WIDTH 46 FT.

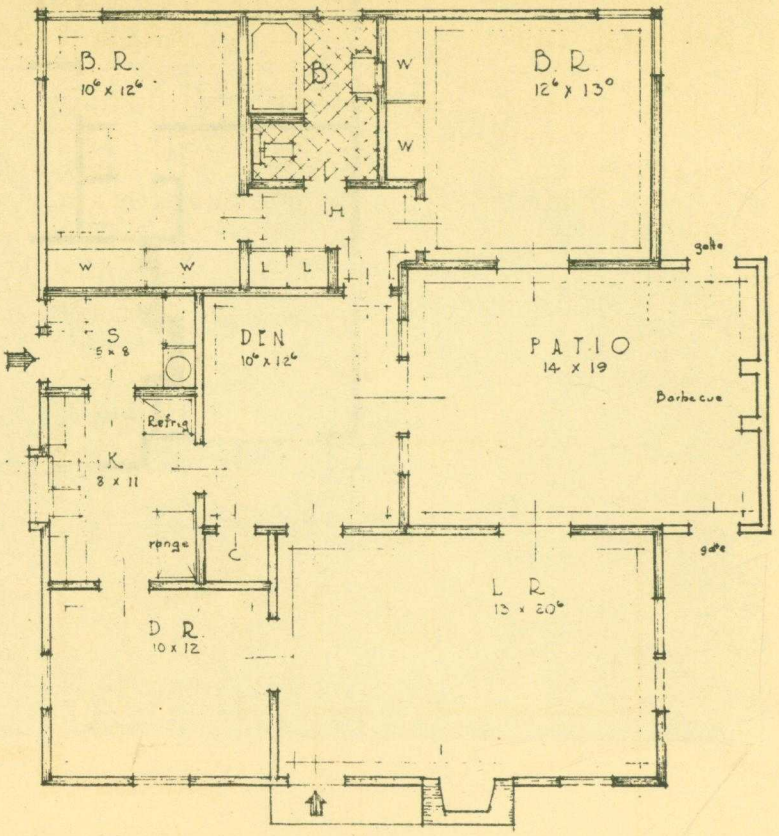
An unusual arrangement is presented here for a two bedroom, two bath house with each bedroom and bath entirely separated from the other. This is an ideal arrangement for a family desiring privacy, either for parents or for grown child. Add 8 feet in width if two car garage is desired.

Livable area 1360 sq. ft., overall depth 48 ft., porch area 16 sq. ft., garage area 200 sq. ft., roof material shingles or composition, exterior stucco.

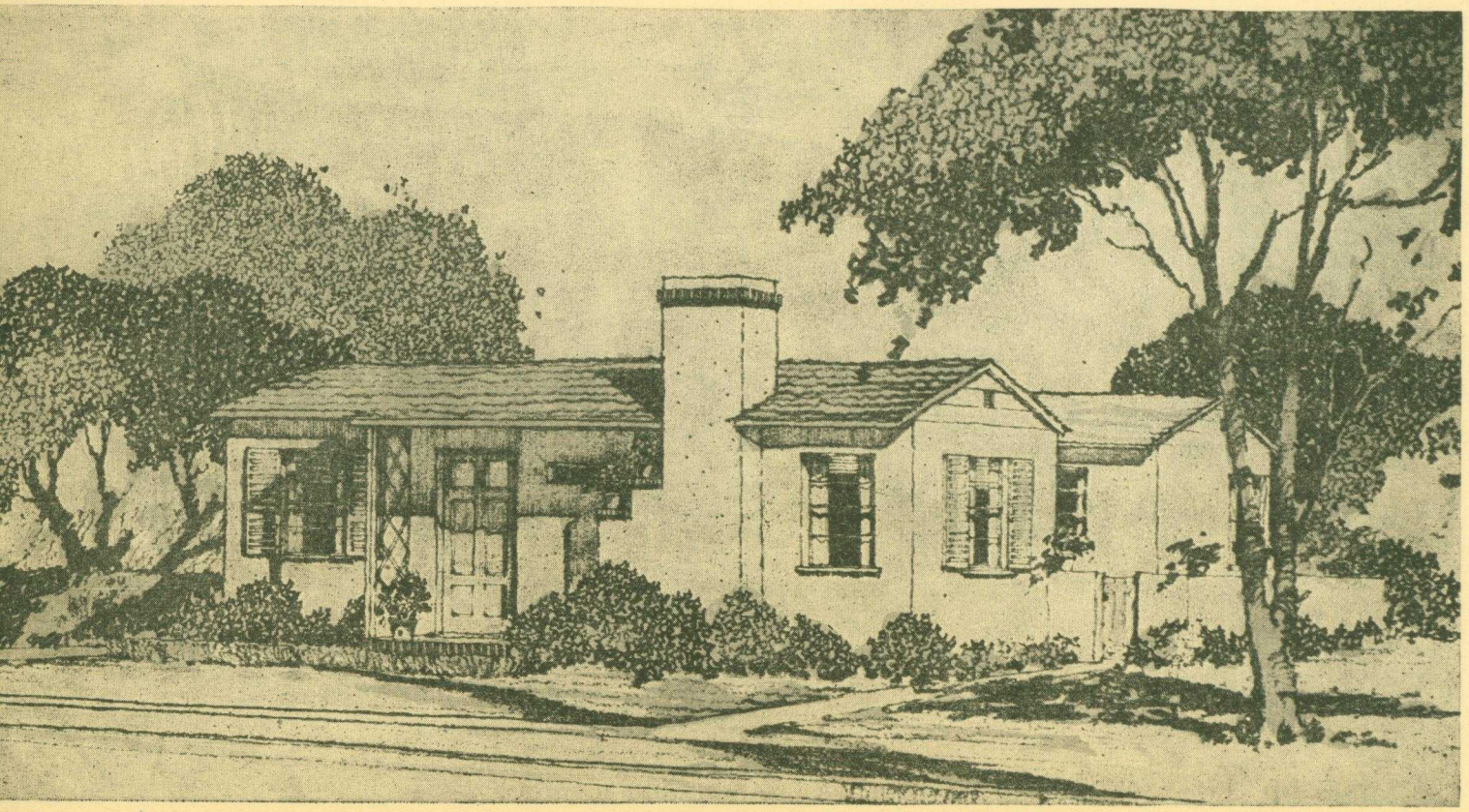


PLAN NO. 142
AREA 1215 SQ. FT.
HOUSE WIDTH 35 FT.

A gabled roof, patio, two bedroom and den house with alternate plan for kitchen, providing breakfast room. In the event that this house is desired with three bedrooms, the dining room should become the third bedroom by closing door to living room and utilizing den as shown in plan as dining room. This plan lends itself to a more modern exterior with composition roof similar to plan No. 143 if desired. Patio is enclosed by brick wall which includes the barbecue pit.



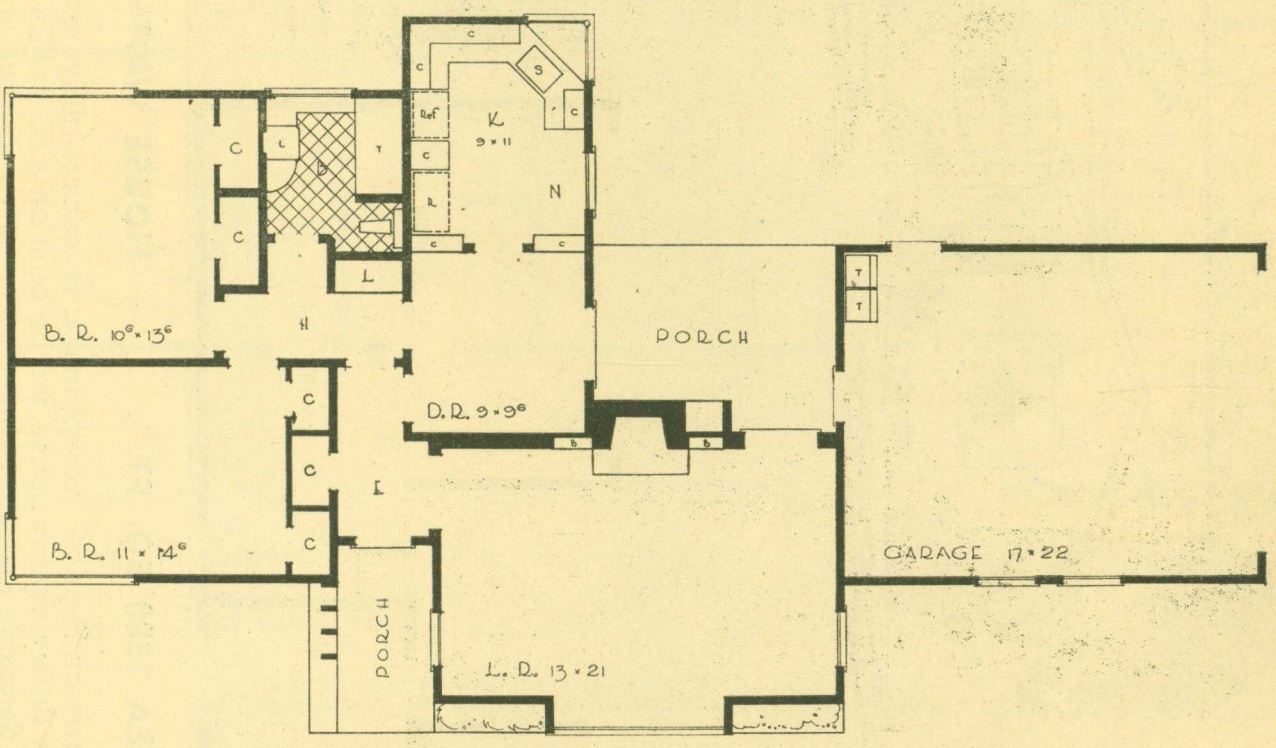
Livable area 1215 sq. ft., overall depth 52 ft., porch area 16 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco.

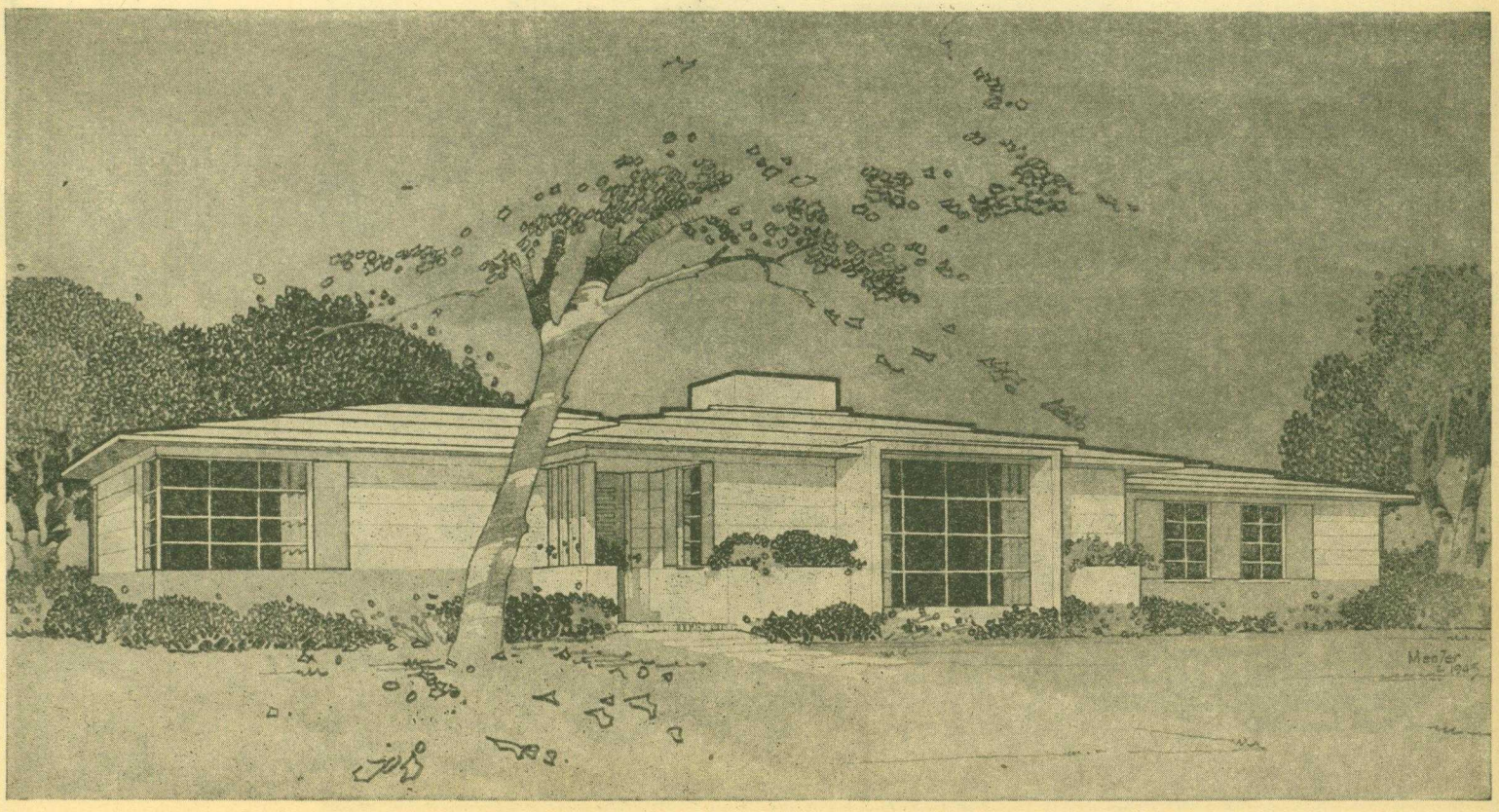


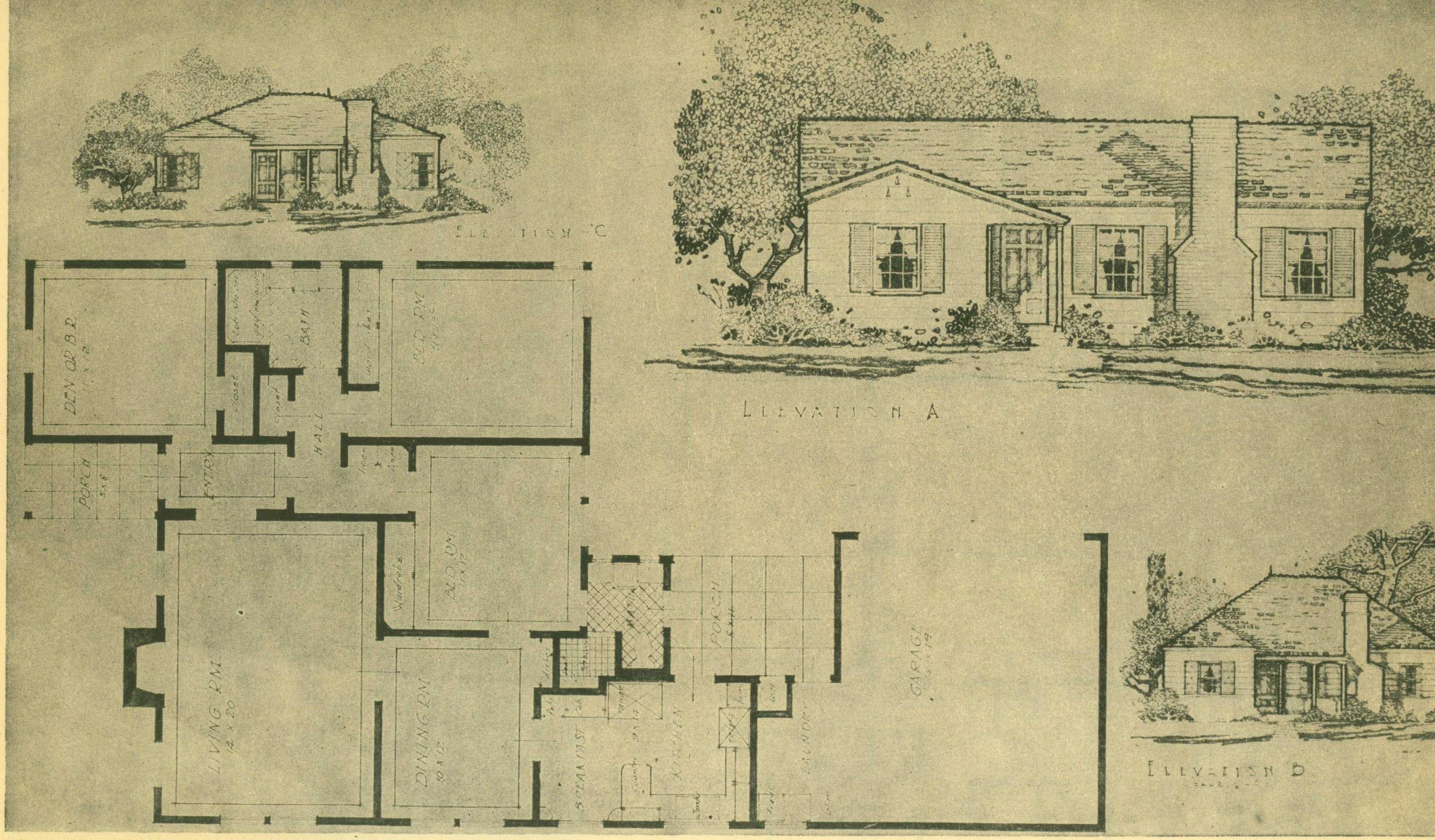
PLAN NO. 143 **AREA 1100 SQ. FT.** **HOUSE WIDTH 66 FT.**

This house is designed for a corner lot although by opening garage doors to front it will fit on an inside lot. Porch indicated could be enclosed as den and barbecue could become fireplace. Note that dining room, kitchen and bedrooms, together with bath, are all accessible from entrance hall. Closets are many and roomy. Bath has semi-enclosed toilet and basin tiled in with cabinets below, glass brick at end of bath. Window in living room from floor to ceiling.

Livable area 1100 sq. ft., overall depth 36 ft., porch area 60 sq. ft., garage area 360 sq. ft., roof material composition, exterior stucco.

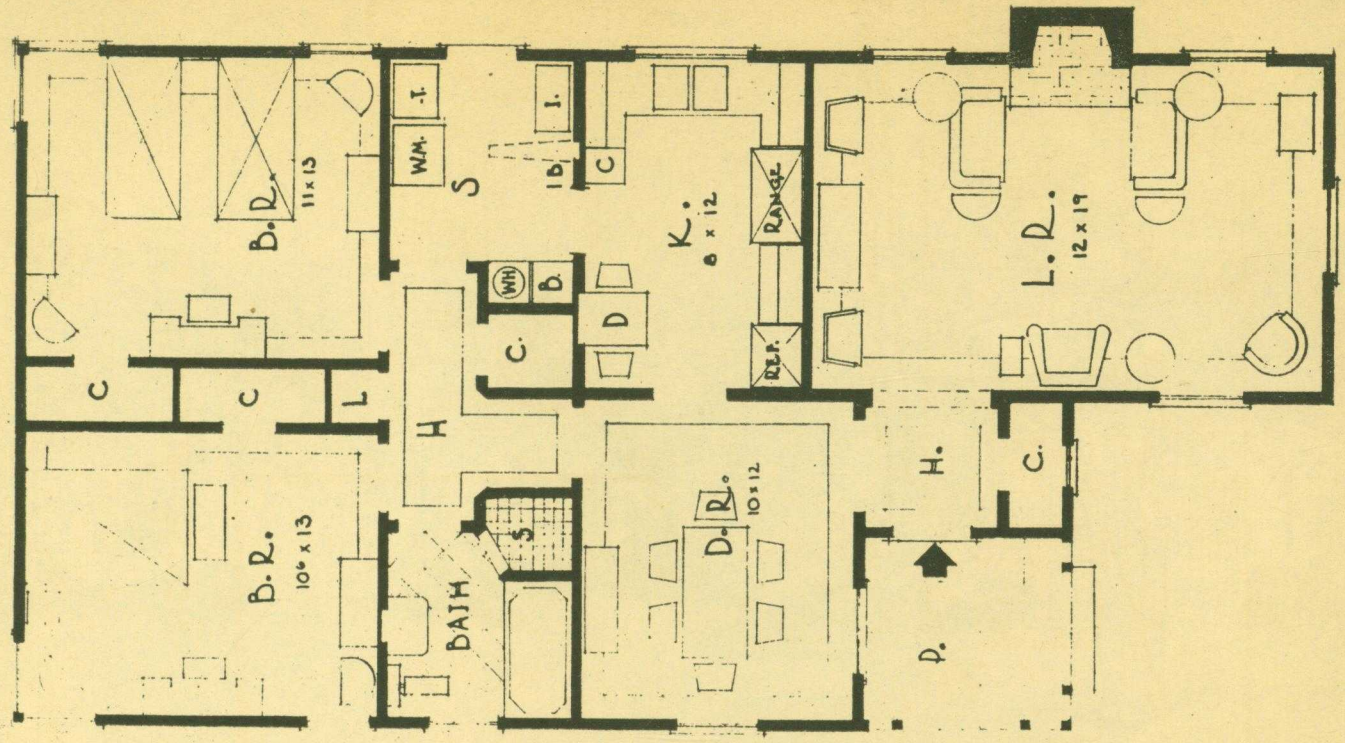






PLAN NO. 144 **AREA 1300 SQ. FT.** **HOUSE WIDTH 37 FT.**

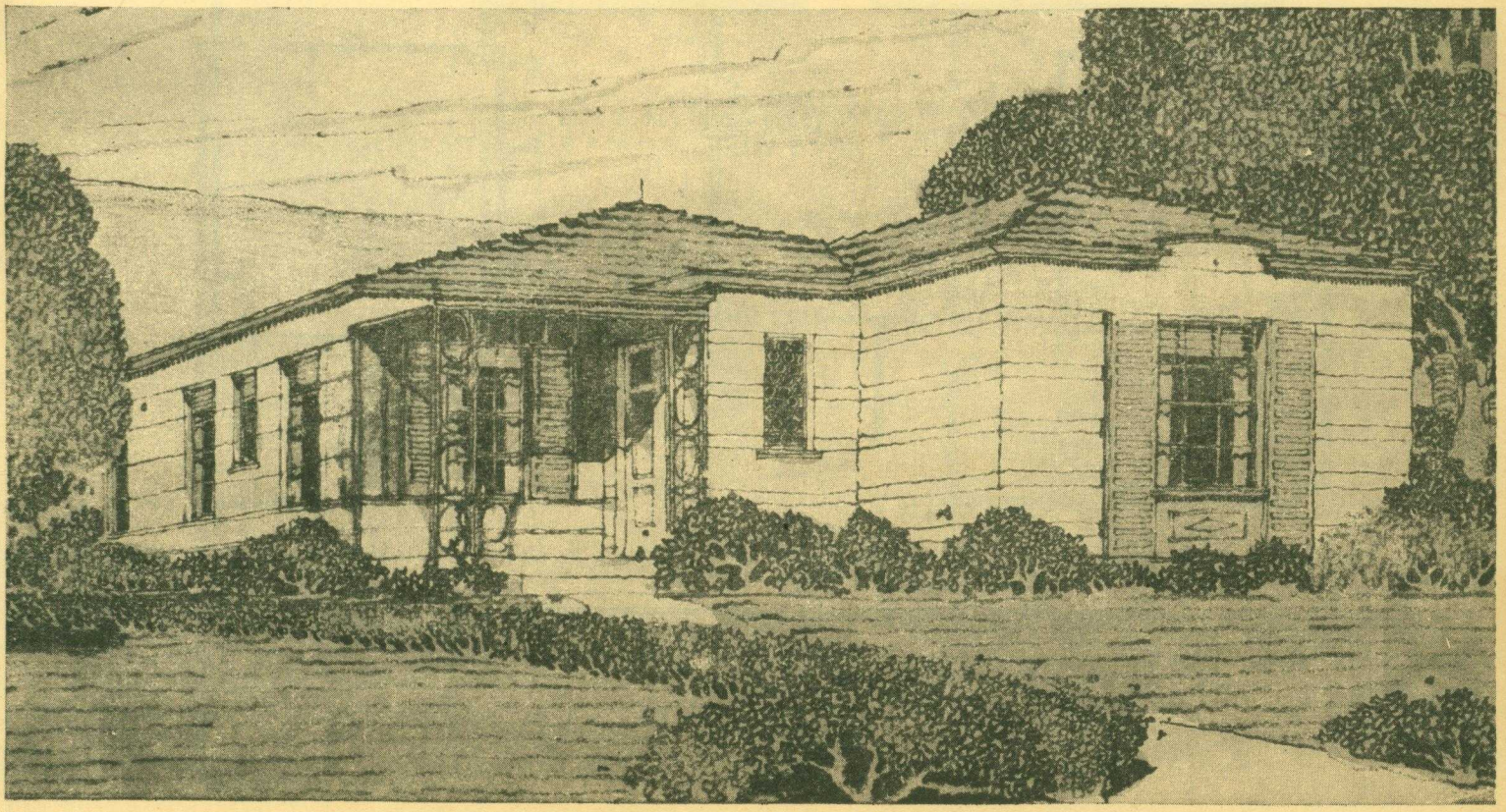
This house is quite similar in plan to that shown on Page 32, except that it is considerably smaller. Attached garage indicated is reached by a side driveway and house can be built on a 50 foot lot, although 52 or 53 feet is more desirable. One of the desirable features of this plan is that the garage door can be left open, whereas with attached garages in front of the house doors must always be kept closed. This type of attached garage is much more desirable. Driveway provides for a Badminton court and garage forms ideal patio. Wardrobes are indicated for the bedrooms but plan with regular closets is available, making house about 90 feet larger. Rear porch is often screened.

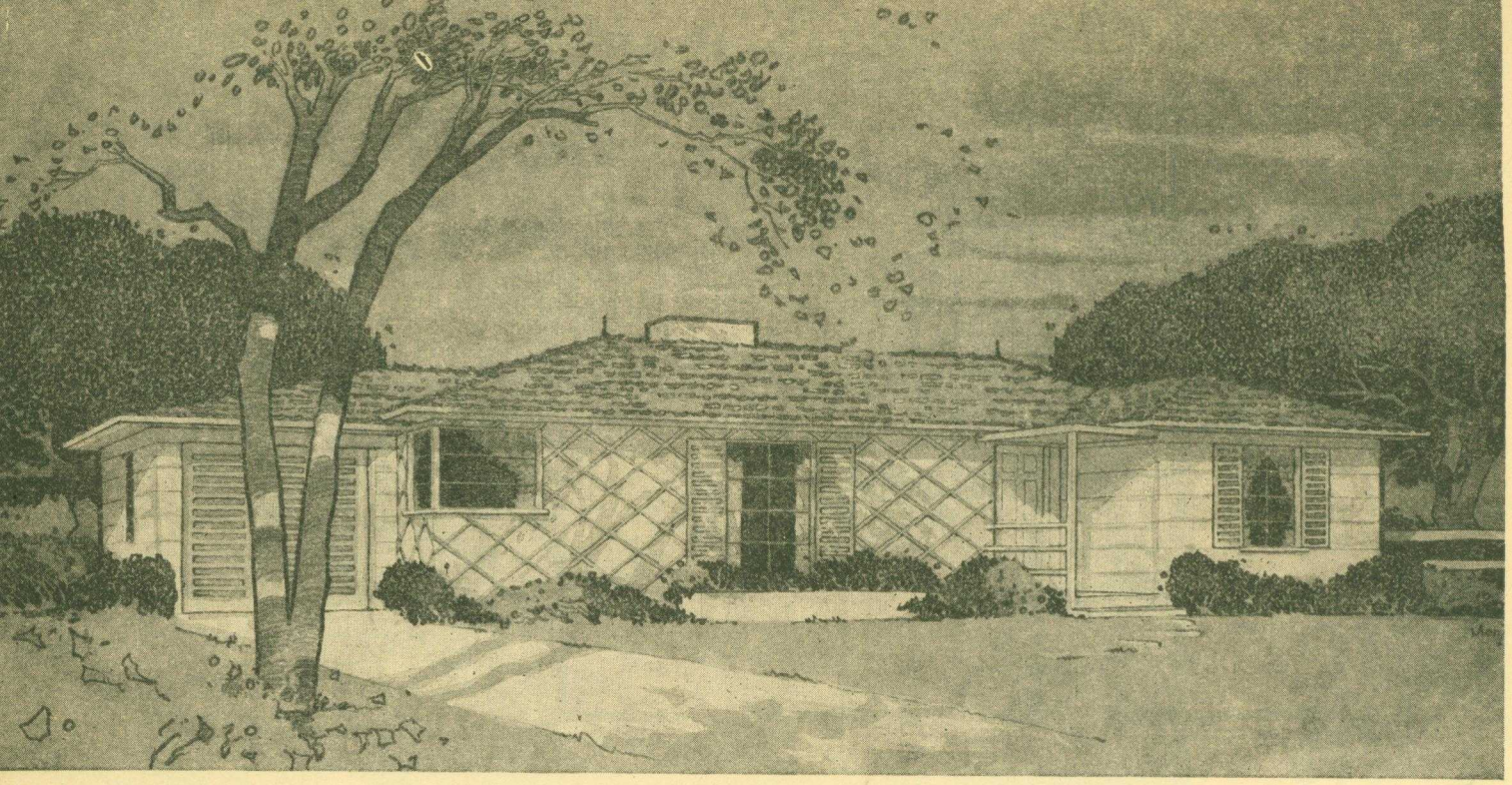


PLAN NO. 145 **AREA 1040 SQ. FT.** **HOUSE WIDTH 25 FT.**

This is a two bedroom house, designed for a 40 foot lot. It is also an ideal house for a 40 foot corner lot as the side exterior is quite attractive. The driveway should enter on the chimney side of the house if an inside lot is used and from the side if a corner lot. Note accessibility of all rooms to bath.

Livable area 1040 sq. ft., overall depth 52 ft., porch area 60 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior wood siding.

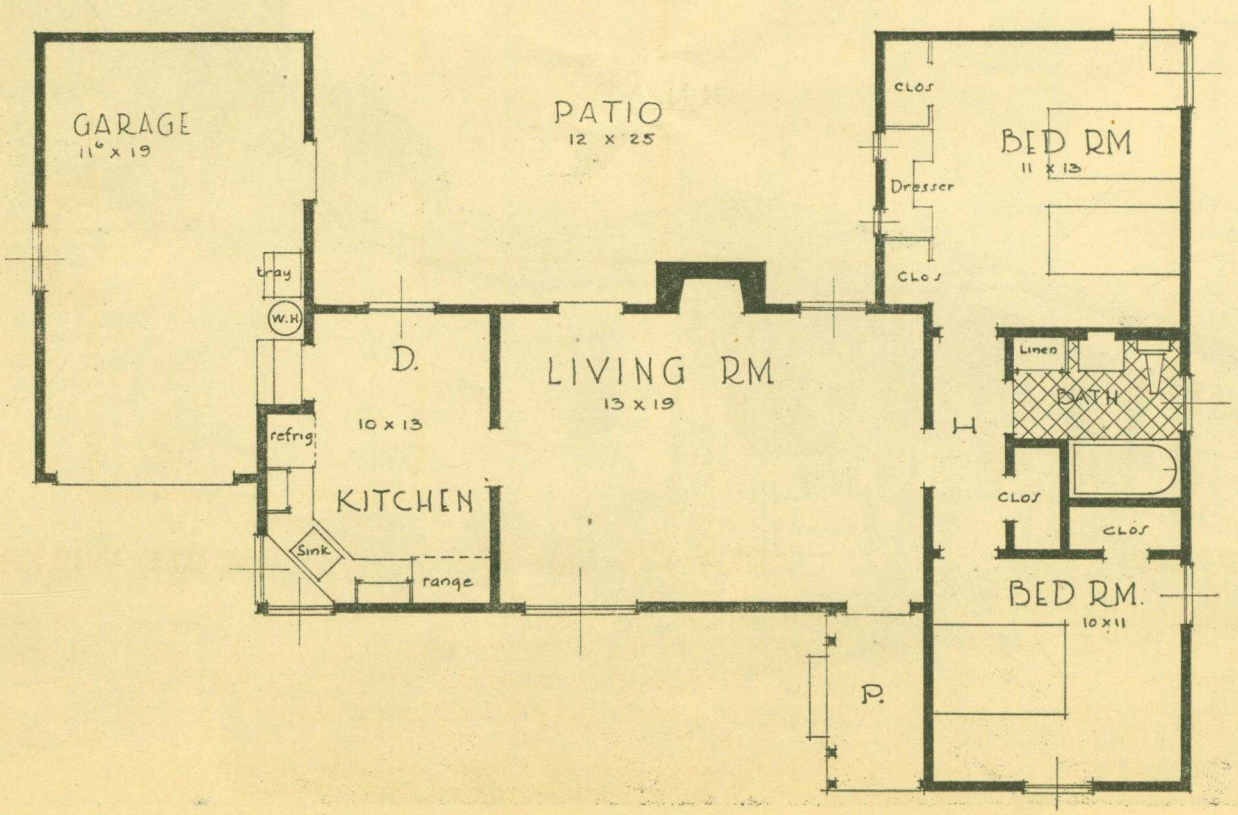


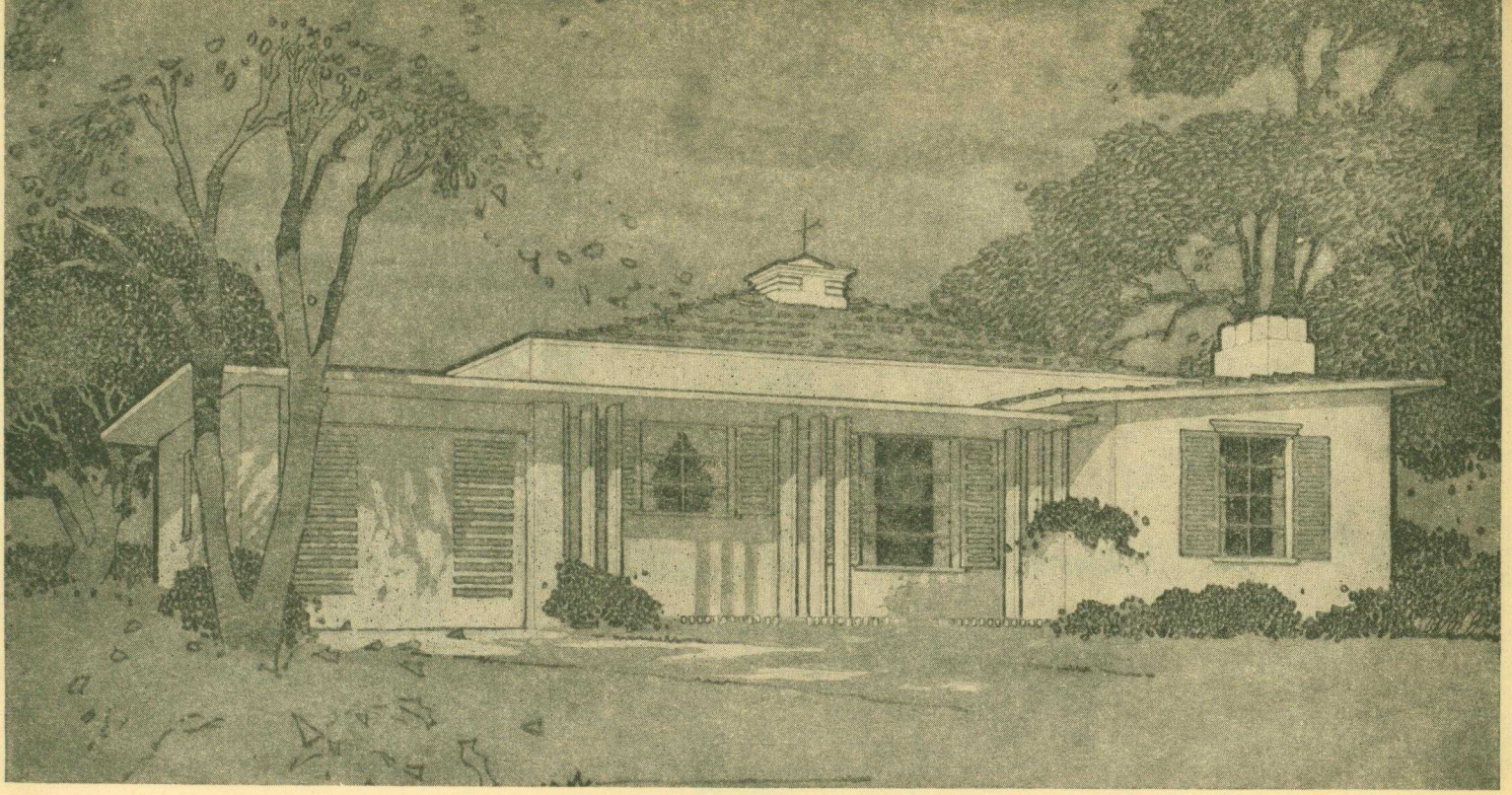


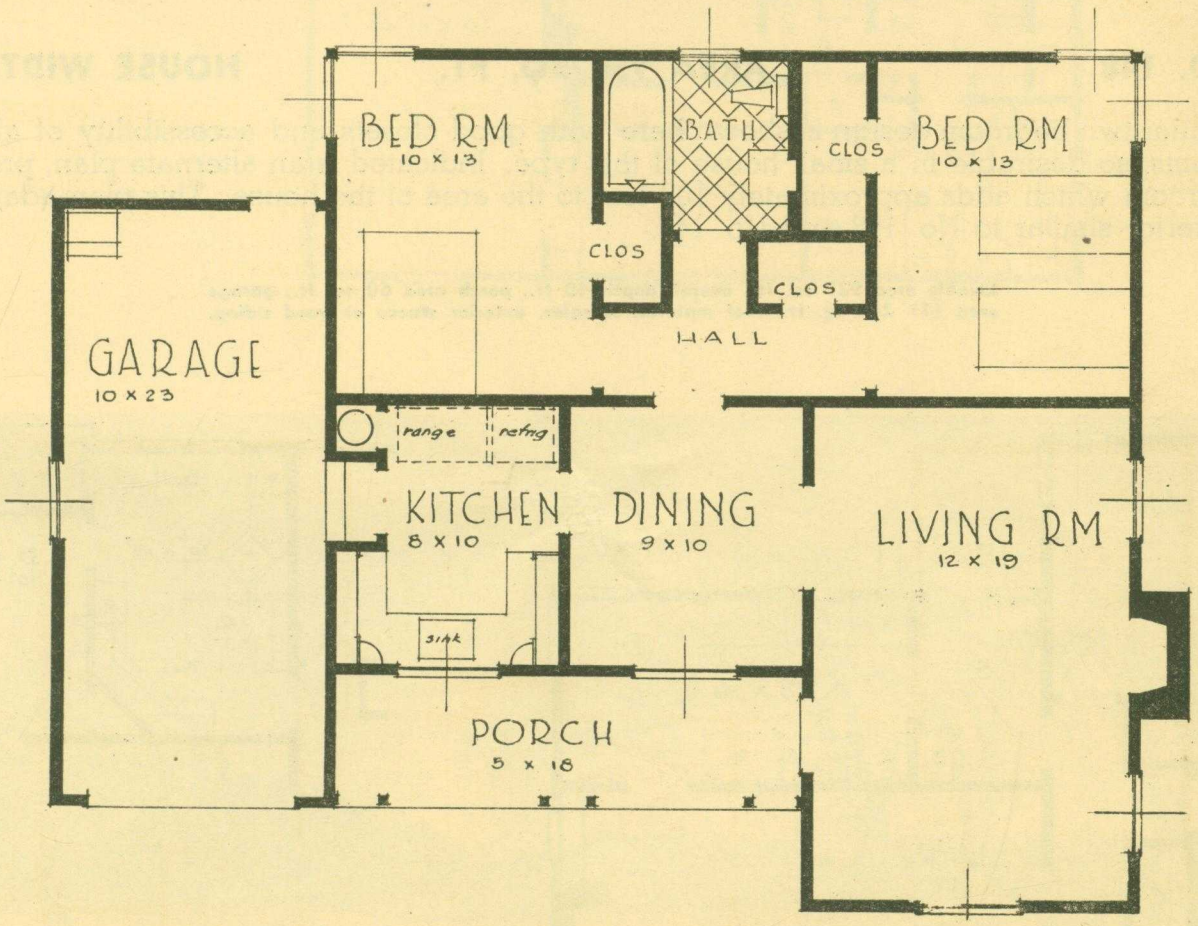
PLAN NO. 146 AREA 860 SQ. FT. HOUSE WIDTH 50 FT.

A small area, very simple rectangular house. Diagonal pattern on the front is lattice work against wood siding or stucco for climbing vines. This particular feature can be eliminated if desired.

Livable area 860 sq. ft., overall depth 32 ft., porch area 40 sq. ft., garage area 240 sq. ft., roof material shingles, exterior stucco.



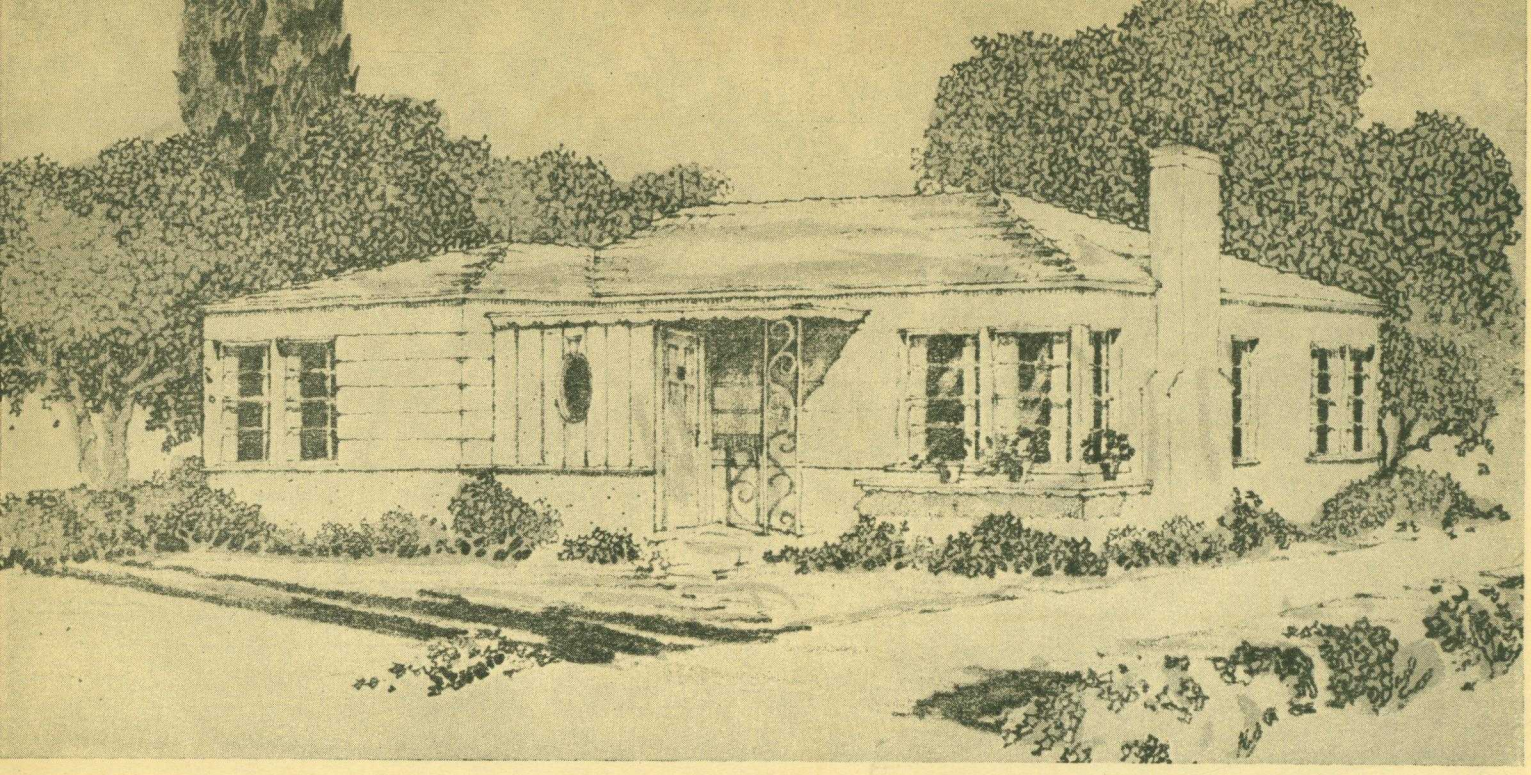




PLAN NO. 147 **AREA 875 SQ. FT.** **HOUSE WIDTH 42 FT.**

A very compact little house with modern, but not extreme lines. It has large closets, and either bedroom will take twin beds. The floor furnace is placed between hall and dining room. Garage contains laundry with space for washing machine. Change to two-car garage would add 8 feet and make 60 foot lot necessary. Stucco exterior is shown, but wide siding also looks well.

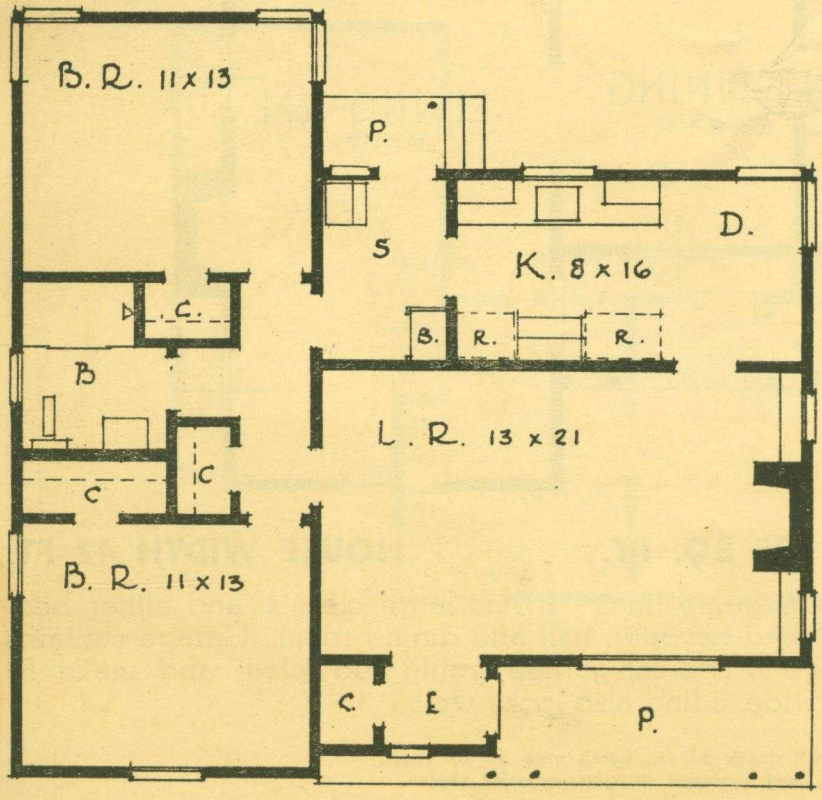
Livable area 875 sq. ft., overall depth 32 ft., porch area 56 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco.

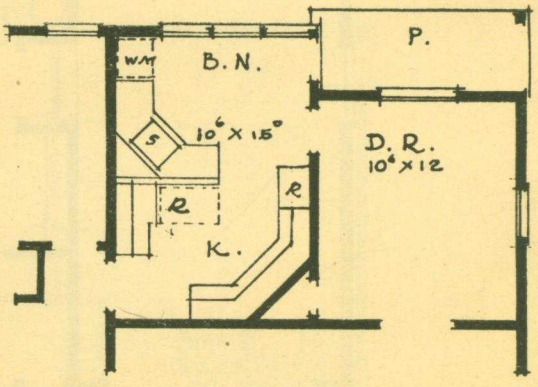


PLAN NO. 148 AREA 950 SQ. FT. HOUSE WIDTH 36 FT.

A very popular two bedroom design is shown here with good closets and accessibility of all rooms to the bathrooms, so desirable in a small house of this type. Indicated is an alternate plan, providing for full dining room which adds approximately 100 feet to the area of the house. This plan adapts itself to modern exterior similar to No. 153 and No. 147.

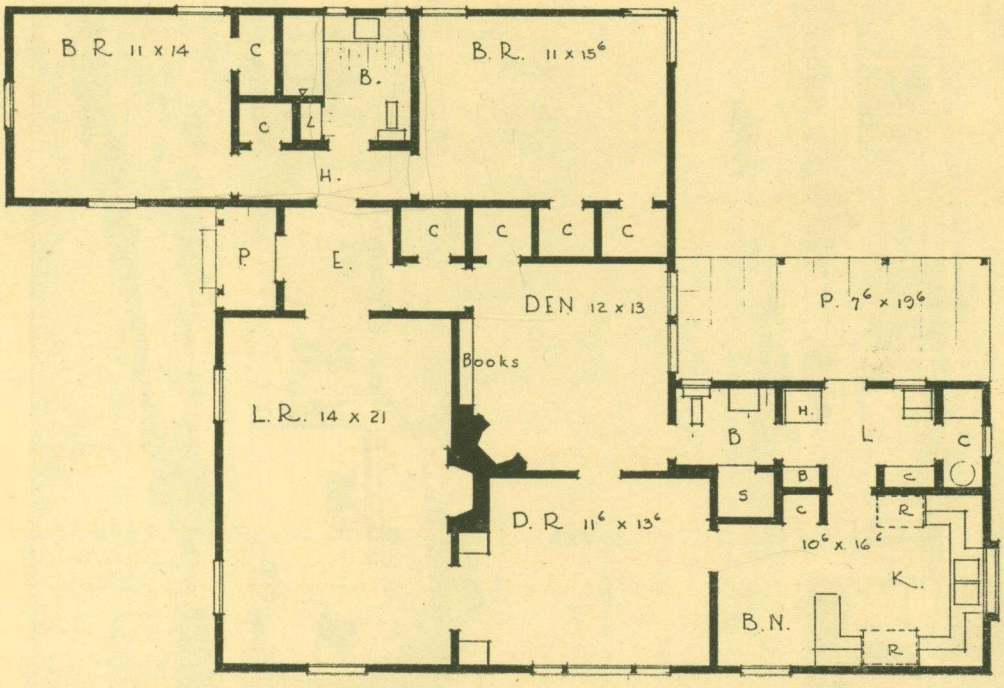
Livable area 920 sq. ft., overall depth 40 ft., porch area 60 sq. ft., garage area (1) 240 sq. ft., roof material shingles, exterior stucco or wood siding.

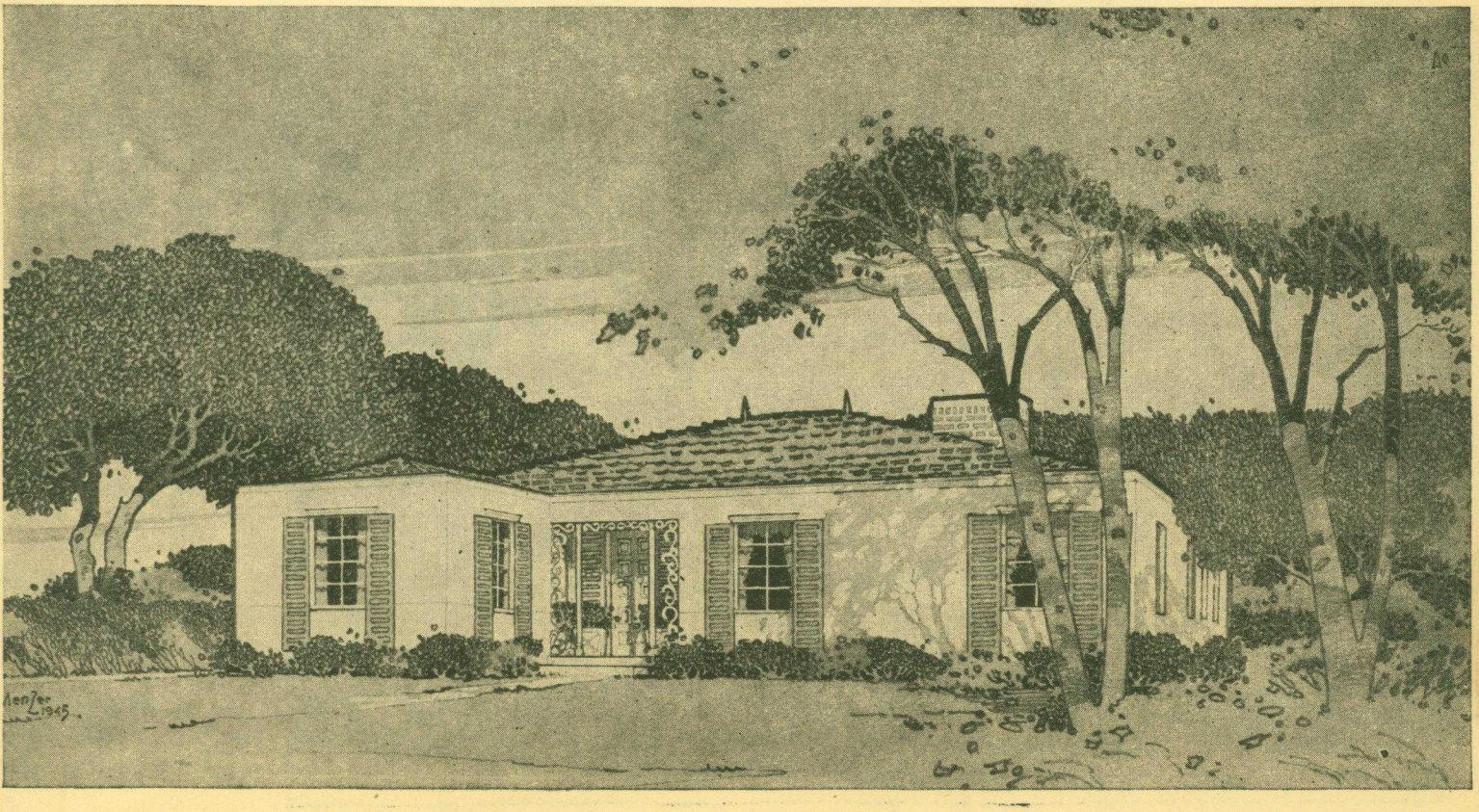


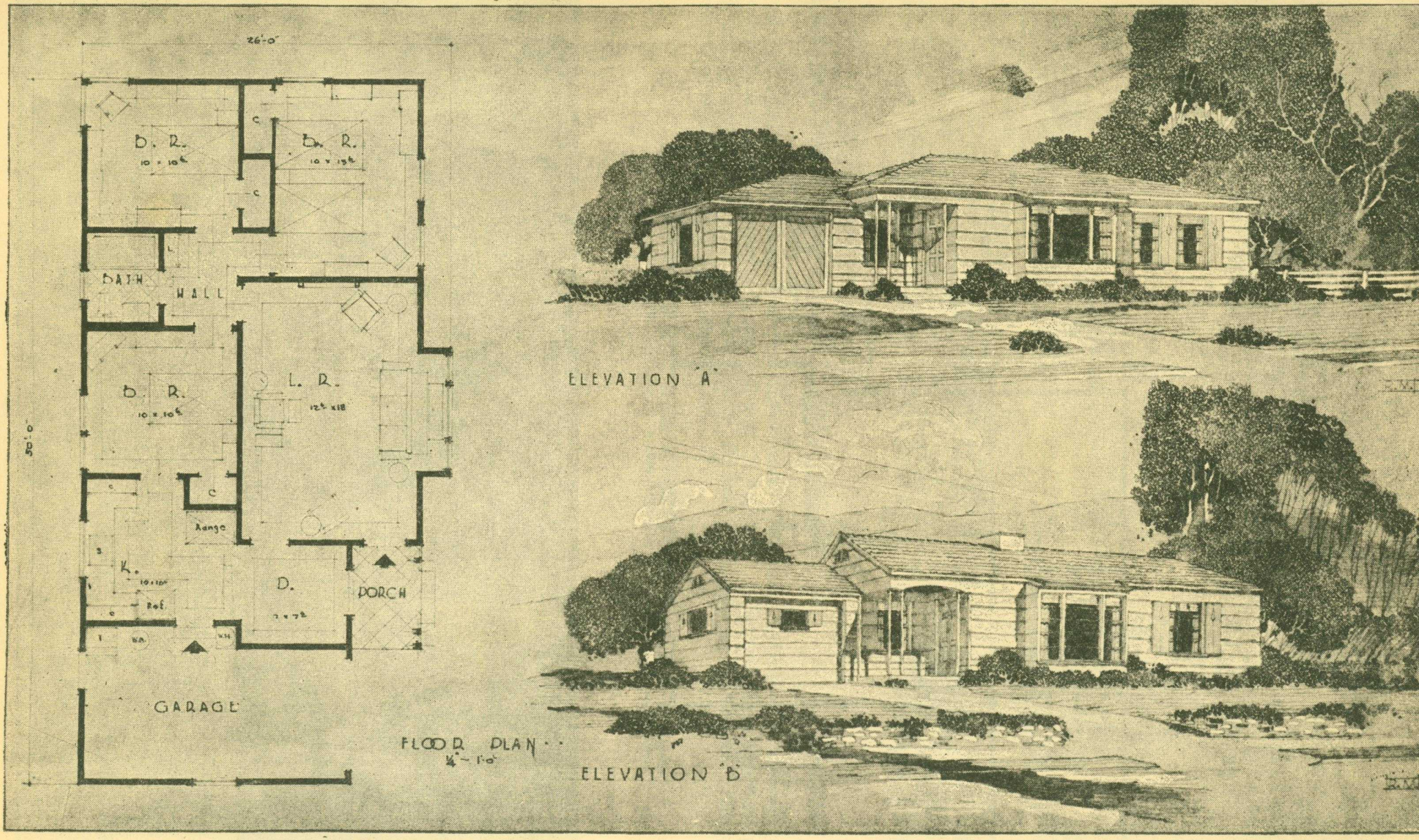


PLAN NO. 149 **AREA 1680 SQ. FT.** **HOUSE WIDTH 42 Ft.**

This is a traditional type house with many fine features in the plan. Exceptionally large closet space and the novel arrangement of the bath off of the den permits access to this bath from garden or from kitchen. While door from dining room is proper if the room adjoining is used as den this door can be closed and should be if room is to be used as bedroom. If used as bedroom, fireplace can be omitted in den. All rooms are of good size with two bedrooms large enough for twin beds. Plan adapts itself to exteriors like No. 152 or No. 160. For smaller version of this plan see No. 144.

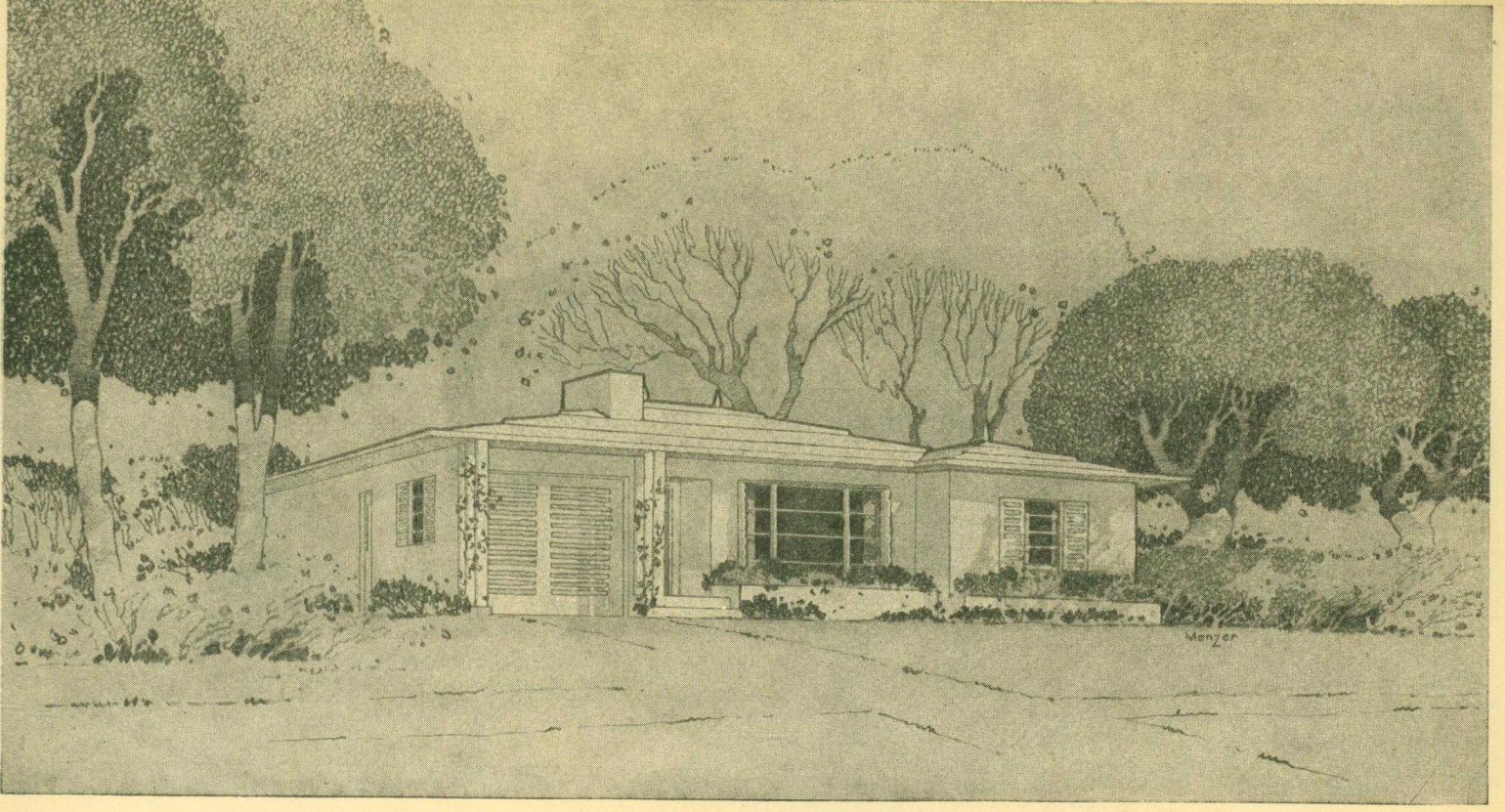


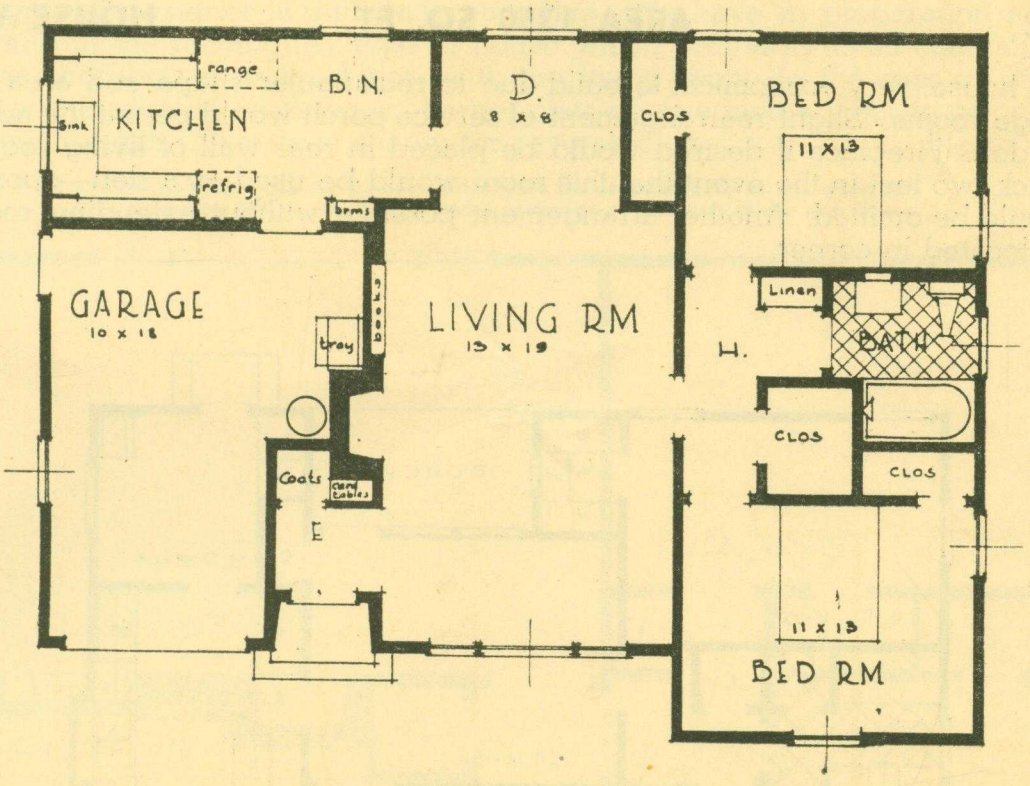




PLAN NO. 150 **AREA 922 SQ. FT.** **HOUSE WIDTH 50 FT.**

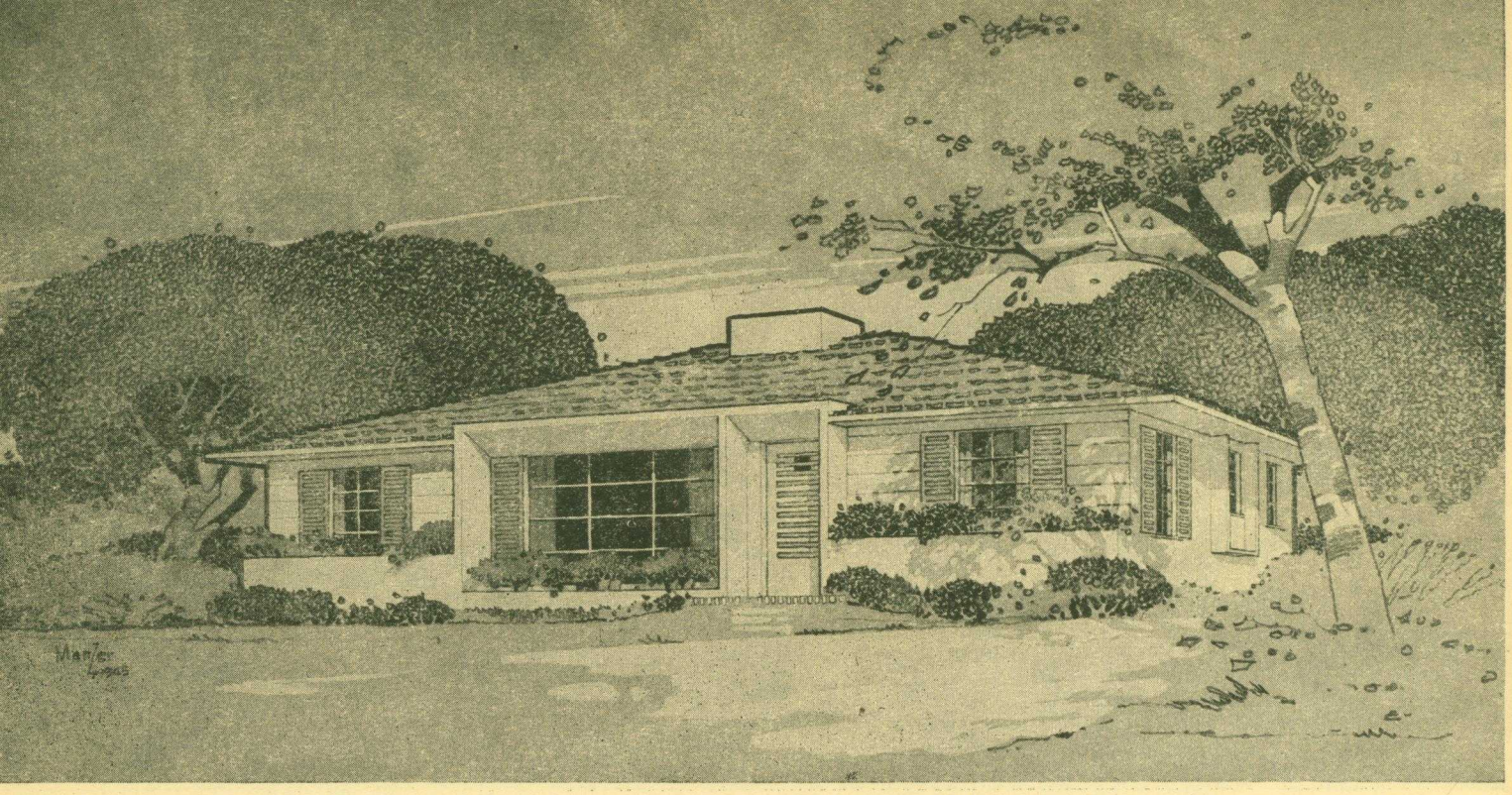
A rectangular house with attached garage as shown, with two exteriors. One a hip and one a gable roof. Square Bay window shown in the living room does not require a foundation as the joists are cantilevered to it and the roof has no break, merely a clipped ceiling over the Bay window. Note that the larger bedroom will take twin beds.





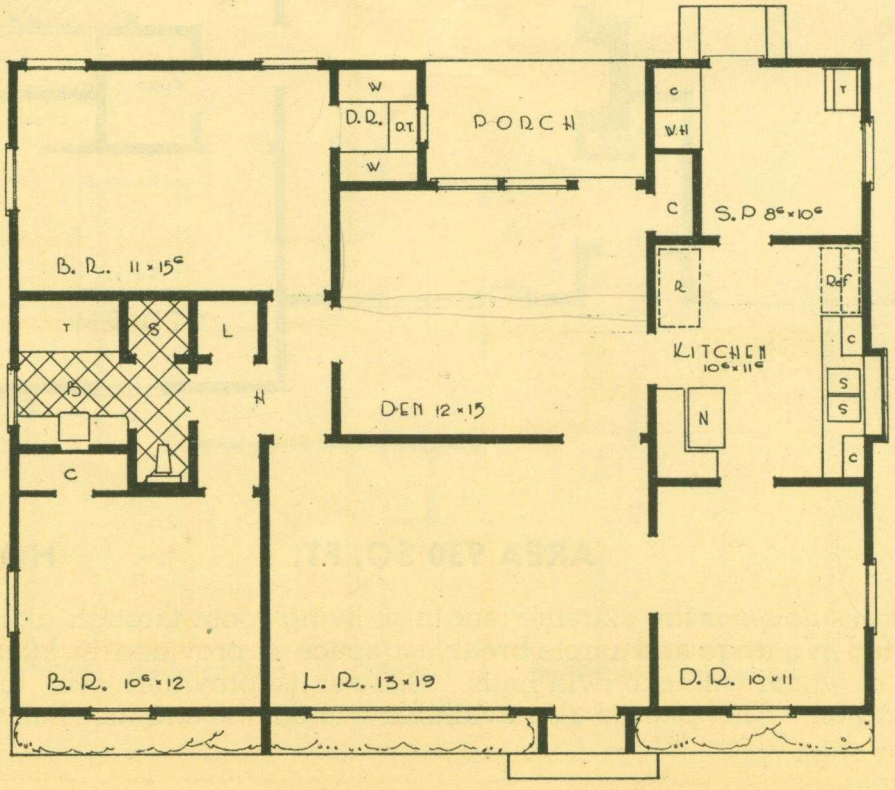
PLAN NO. 151 **AREA 930 SQ. FT.** **HOUSE WIDTH 42 FT.**

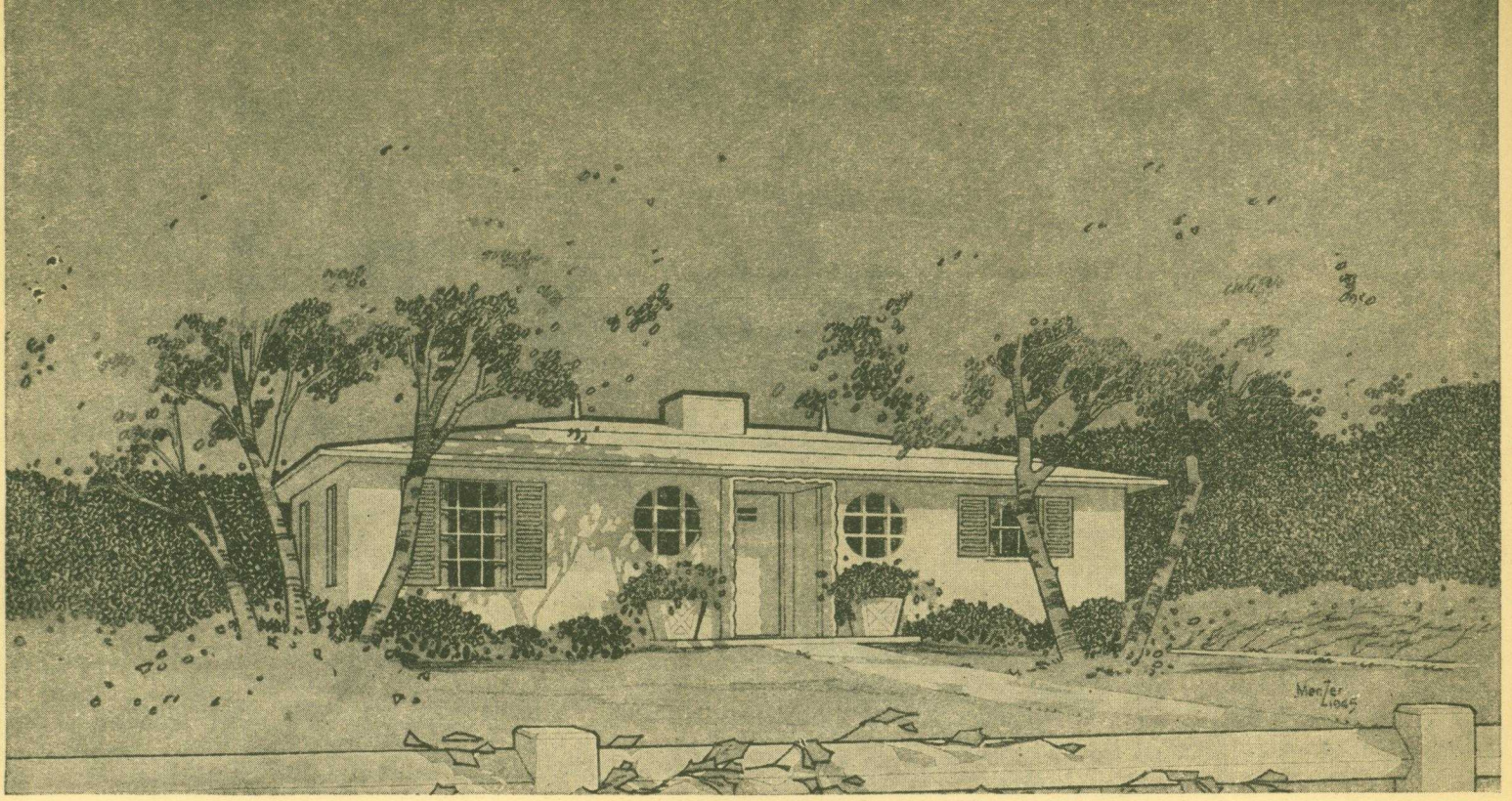
An unusual feature of this house is the extreme length of living room through dining room of nearly 30 feet. Laundry is located in garage and ample breakfast space is provided in kitchen. House contains two bedrooms, either of which will take twin beds. Shower is provided over tub with exceptionally large storage closet in hall. This plan is also available without the entrance hall with a width of 40 feet, making possible its use on a 50 foot lot.



PLAN NO. 152 **AREA 1350 SQ. FT.** **HOUSE WIDTH 44 FT.**

A three bedroom house, very economical to build due to rectangular shape and area given contains exceptionally large rooms. Slight rearrangement of service porch would permit the addition of a toilet, and basin off of den. Fireplace if desired would be placed in rear wall of living room and rear wall of den moved back two feet in the event that this room would be used as a den—door between living room and den could be omitted. Another arrangement possible without extending room, would be a fireplace in den located in corner.

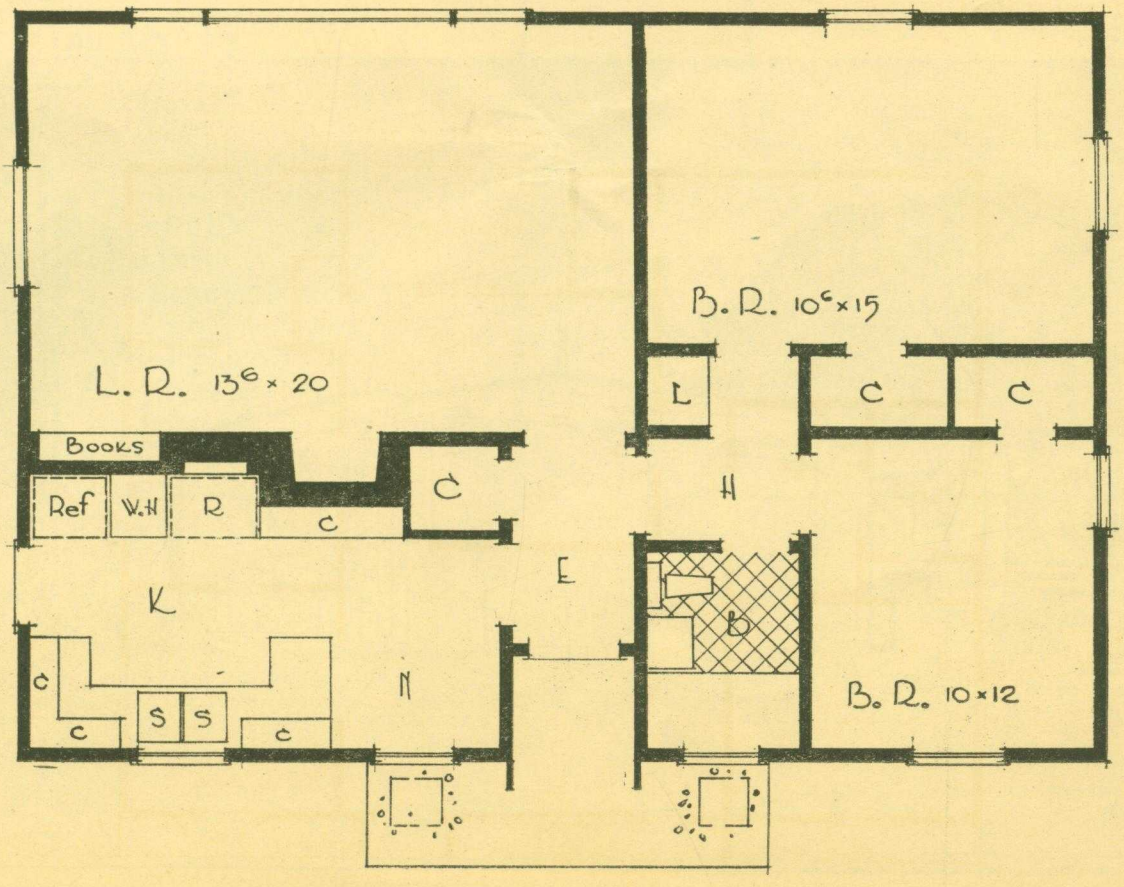


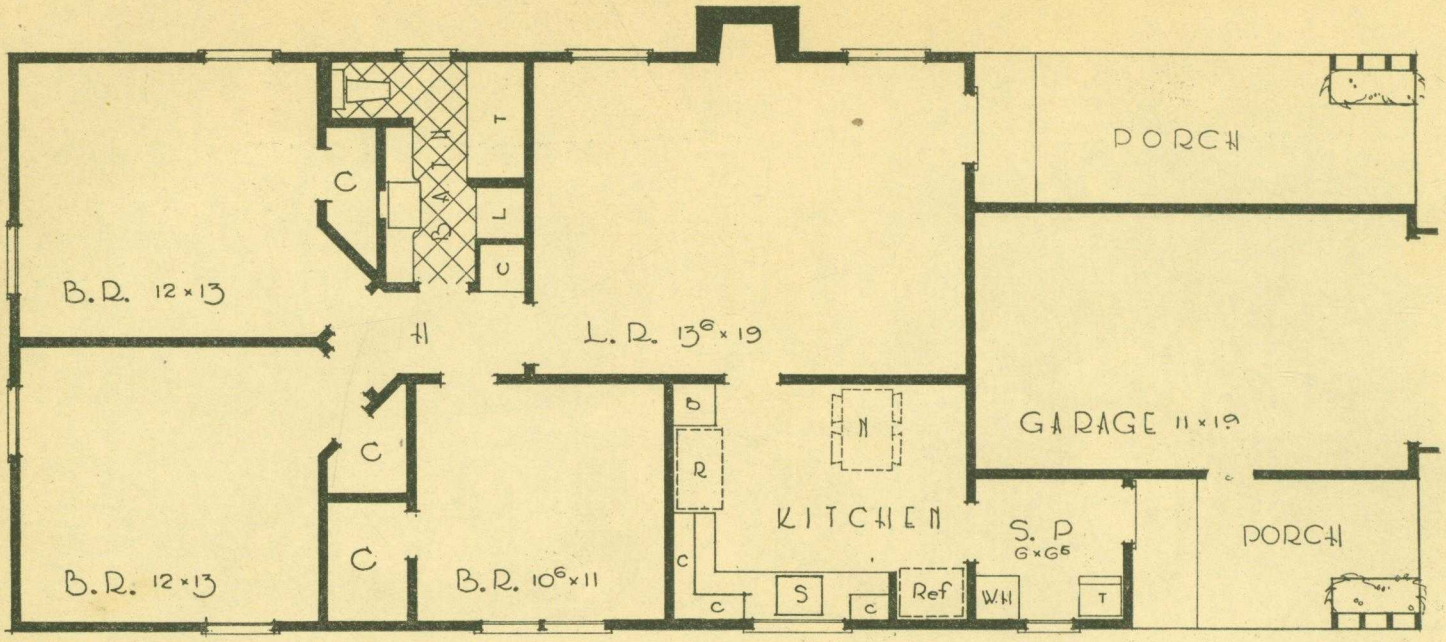


PLAN NO. 153 **AREA 890 SQ. FT.** **HOUSE WIDTH 37 FT.**

Illustrated herewith is a rectangular plan which represents the most economical type of house. We think you will agree the exterior is unusually attractive. We have in preparation a number of other modern exteriors to fit the rectangular type of house which ordinarily is so commonplace. This plan places the master bedroom, of unusual size, with the living room, to the rear or garden side of the house which is more desirable for privacy. Large, plate-glass window, floor to ceiling, is bordered on each side by French doors. Exterior is shown for reverse plan.

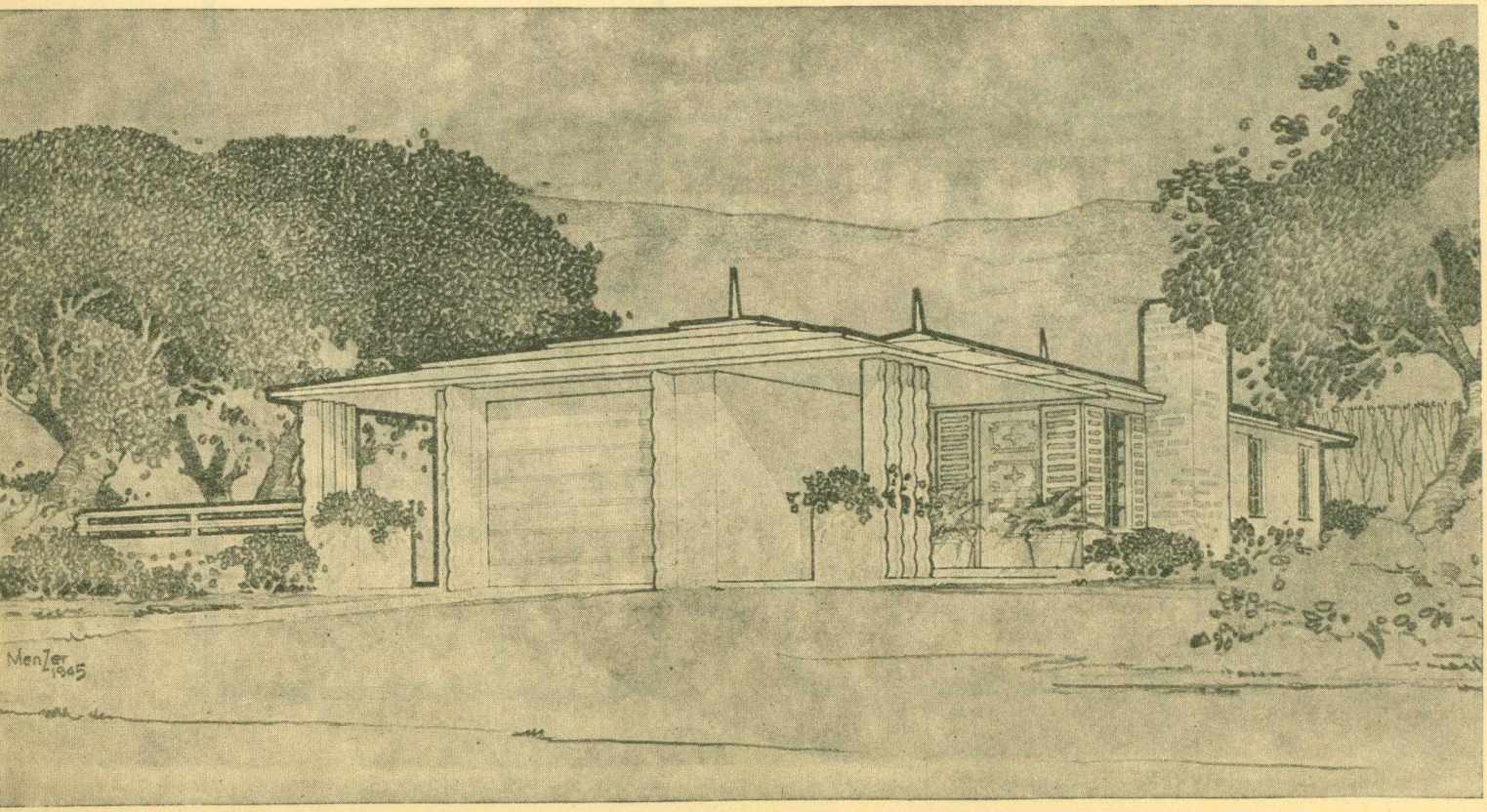
Livable area 960 sq. ft., overall depth 26 ft., porch area 16 sq. ft., single garage area 240 sq. ft., roof material composition. Exterior, stucco over frame.

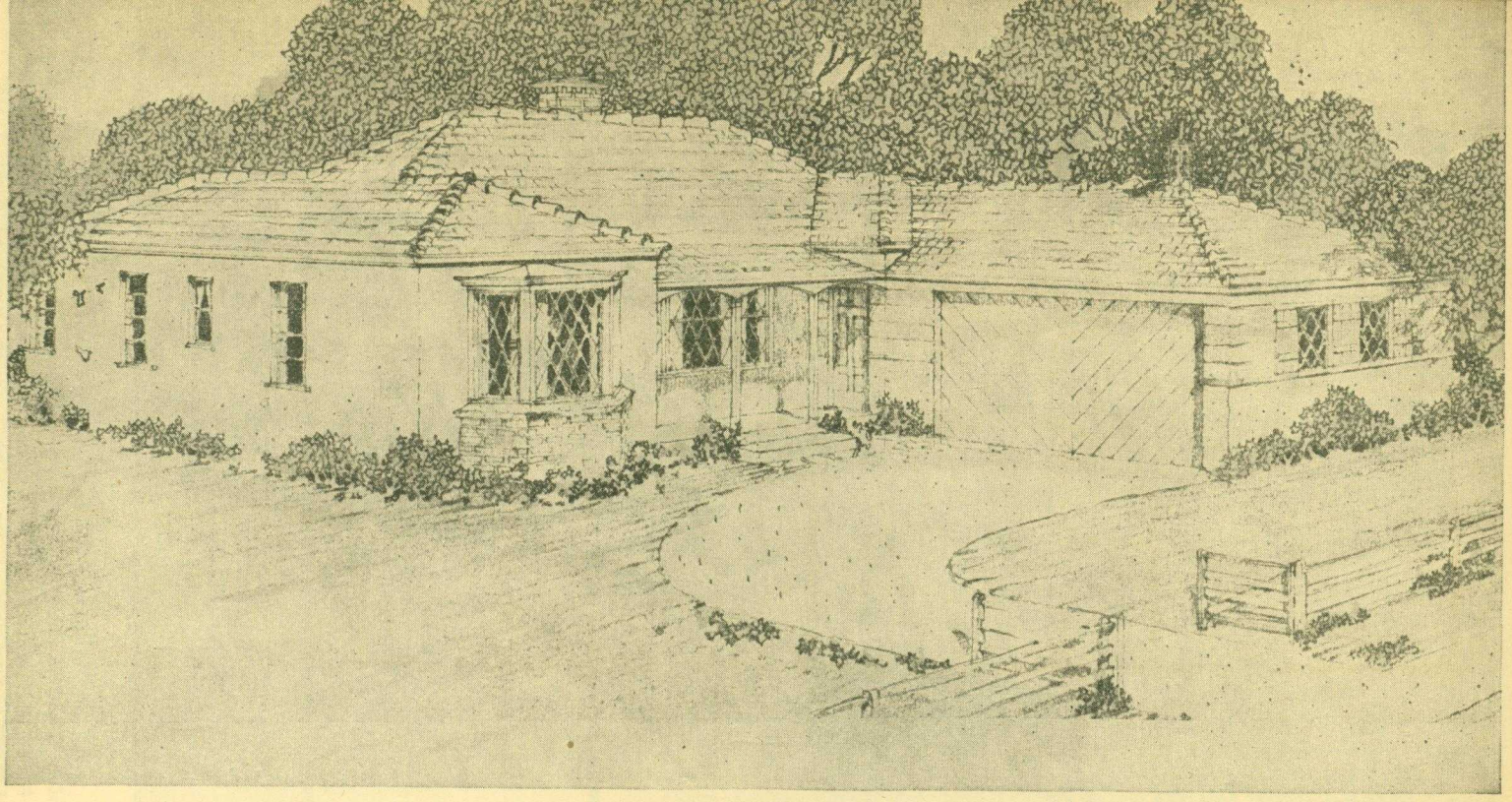


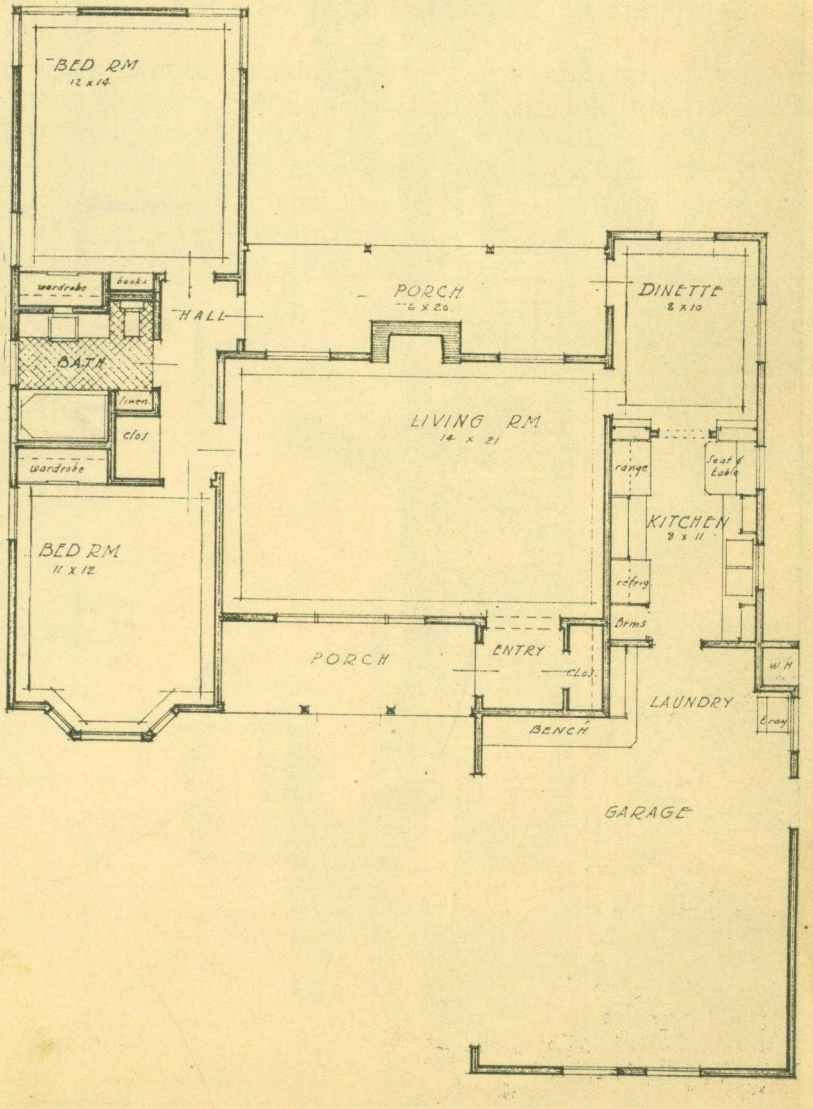


PLAN NO. 154 **AREA 1050 SQ. FT.** **HOUSE WIDTH 25 FT.**

This is a rather remarkable three bedroom, narrow lot house. Many cities would permit this on a 32 foot lot, however, 35 feet, I believe, is the minimumwidth for this house. This provides for a large dining room kitchen combination, permitting seating for eight in the kitchen, with access to the living room for more formal dinners. The closet space is ample. Both the rear bedrooms will take twin beds. Service porch can be combined with kitchen to permit combination dish and washing machine installation and access directly from service porch to garage.







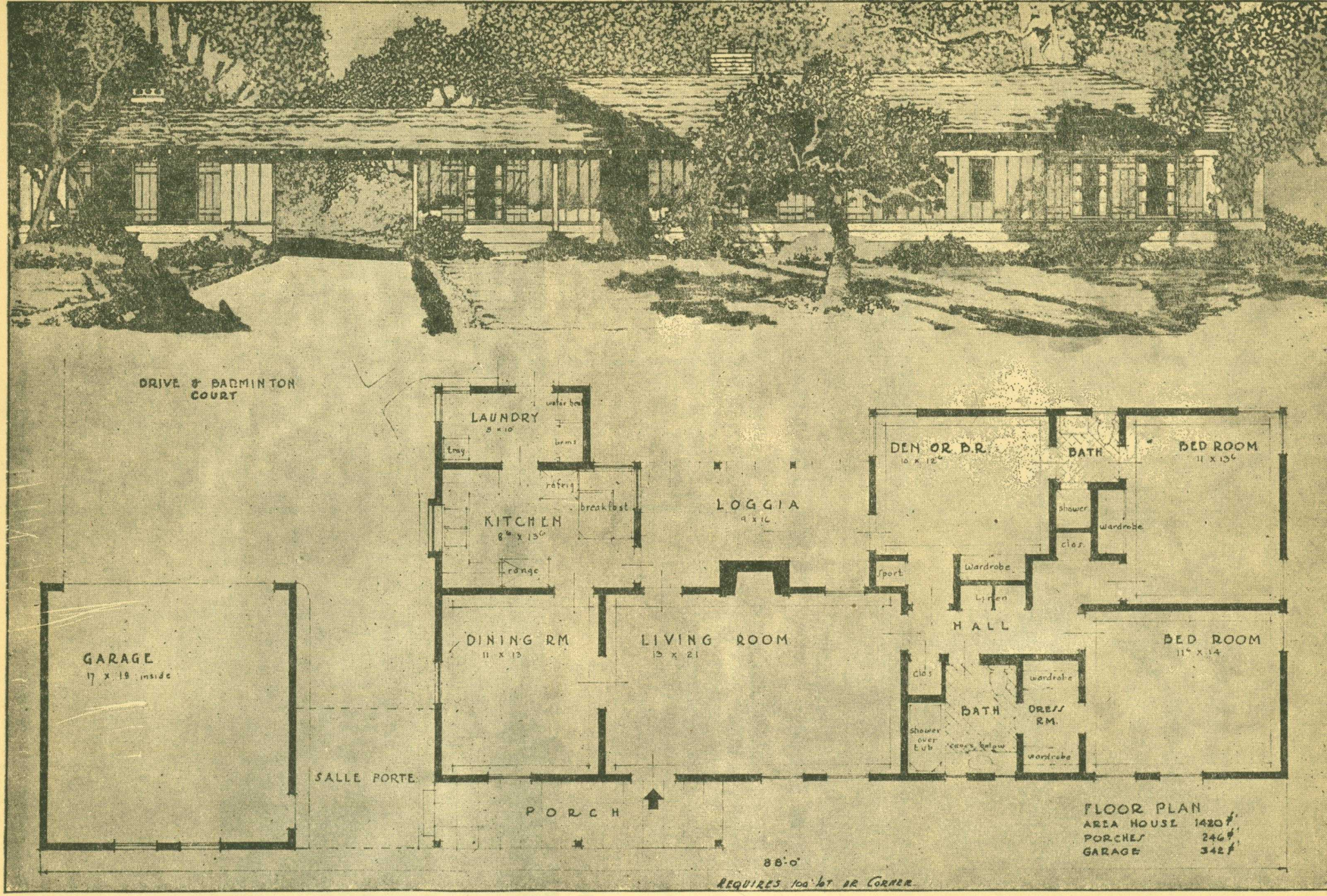
PLAN NO. 155

AREA 1100 SQ. FT.

HOUSE WIDTH 42 Ft.

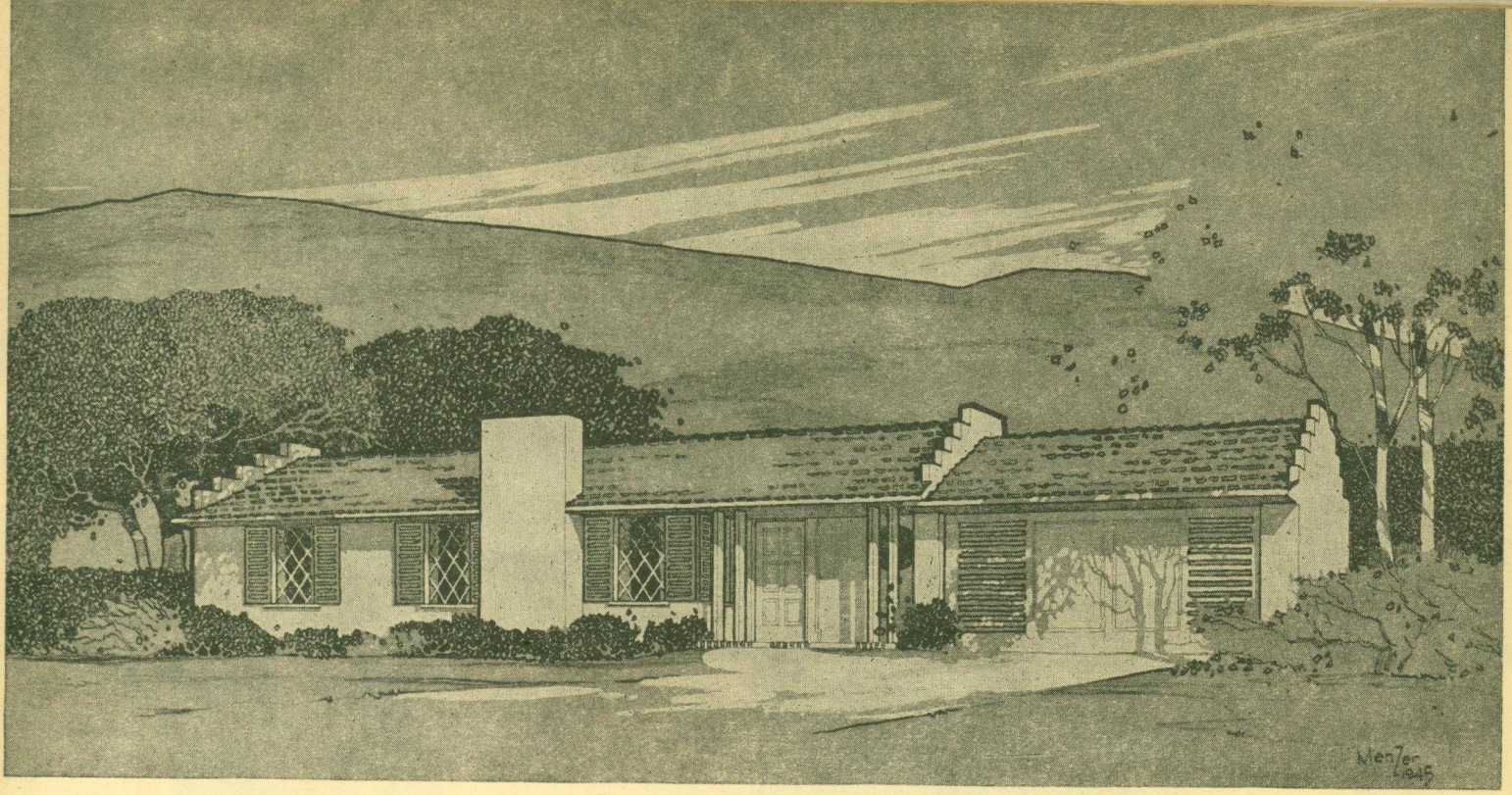
This particular house is designed primarily for a wide lot where conditions would not permit the garage to go to the rear, such as sloping down or up hillside lots. It is also an extremely nice arrangement for lots that lie below the level of the street, being particularly desirable where parking on street is not practical, as three or four guest cars could be parked in the driveway. Laundry is located in garage but rearrangement of the kitchen as an alternate, with two additional feet added to house, is possible, with breakfast space in the enlarged kitchen provided if desired.

Livable area 1100 sq. ft., overall depth 60 ft., porch area 72 sq. ft., garage area 460 sq. ft., roof material shingles, exterior stucco.



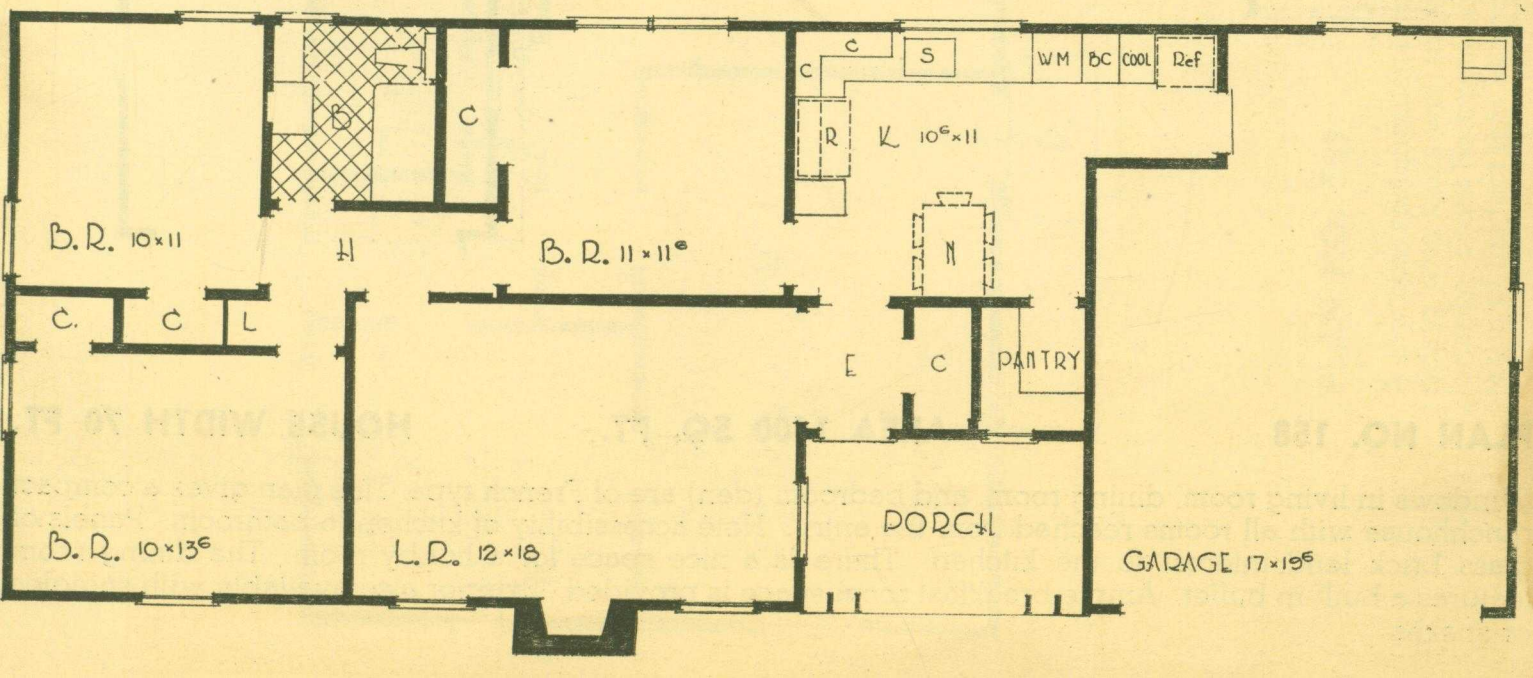
PLAN NO 256

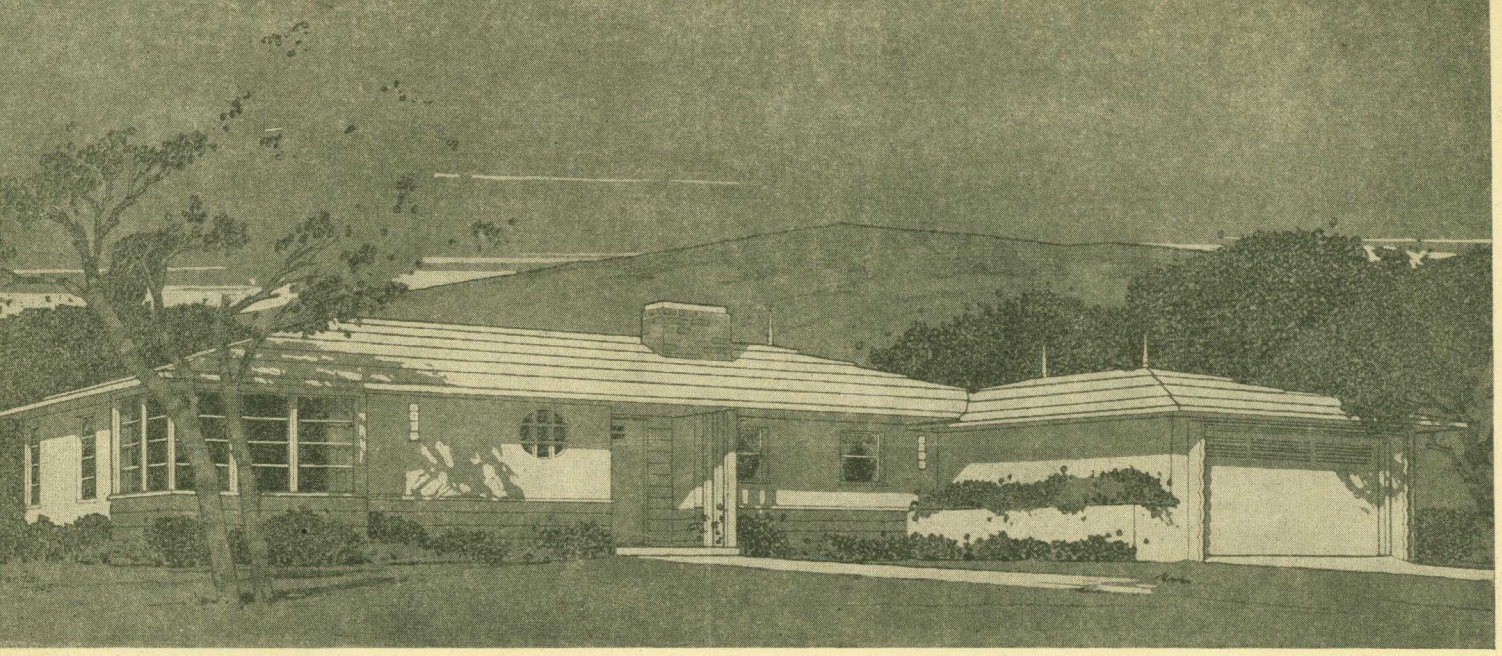
Represented is a compact rambling California ranch house with an entrance to the garage suggested through a salleporte. However, doors can be placed at the front equally well. Garage can be moved up to join house omitting end window in dining room and substituting 6' x 8' front window in dining room. This reduces the length of the house by 12', making the maximum length 78'

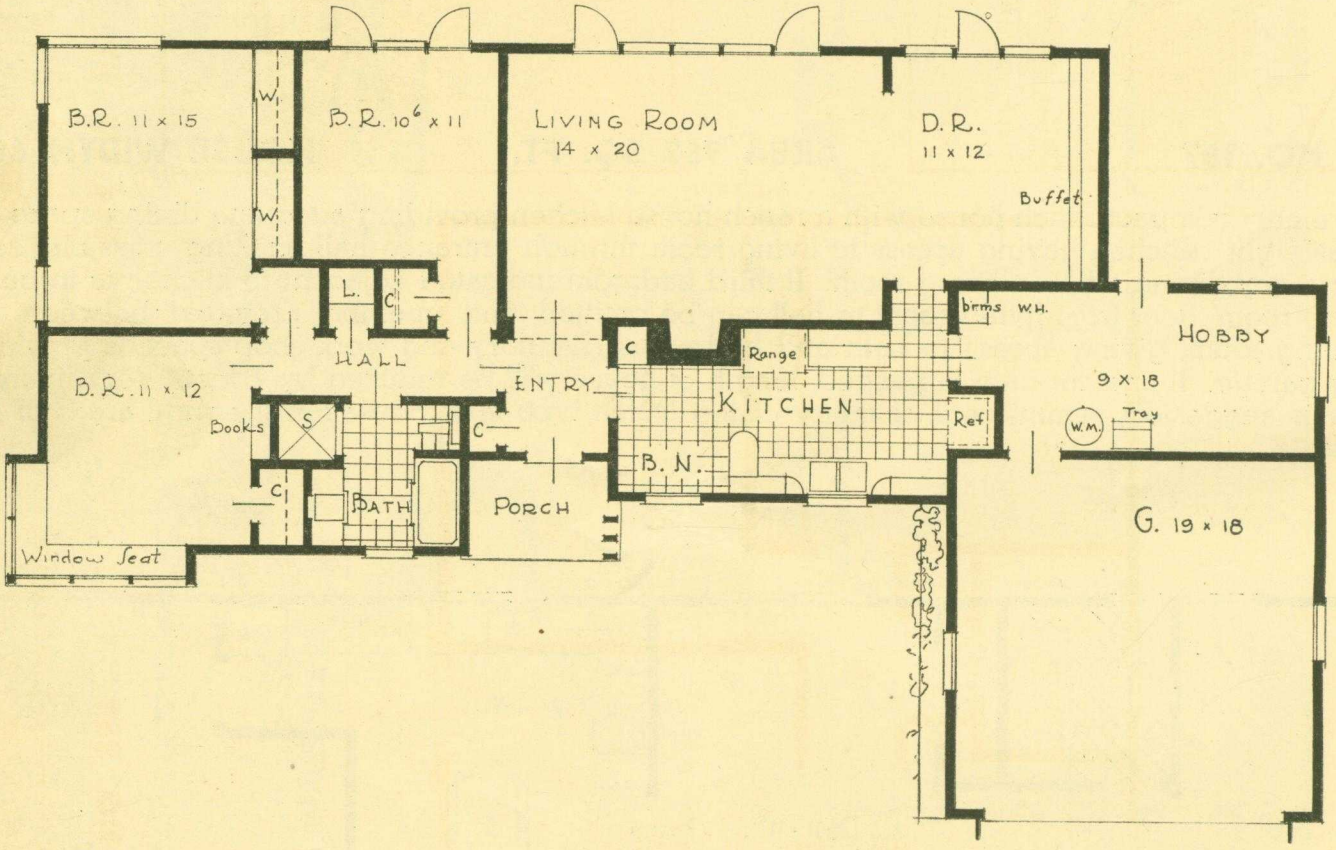


PLAN NO. 157 **AREA 960 SQ. FT.** **HOUSE WIDTH 60 FT.**

An extremely compact ranch house with a ranch-house kitchen providing adequate dining space for as many as eight. Kitchen having access to living room through entrance hall, making possible service to emergency dining table in living room. If third bedroom indicated adjacent to kitchen is to be used as dining room, door from living room to hall can be omitted and opening provided between living and dining room, giving access to bath and bedrooms. Laundry and work shop space is provided in two-car garage. If one car only is needed, length of house will be reduced by 7 feet. Very interesting exterior is suggested, reminiscent of many of the Dutch type farm houses in the rural areas of Pennsylvania.

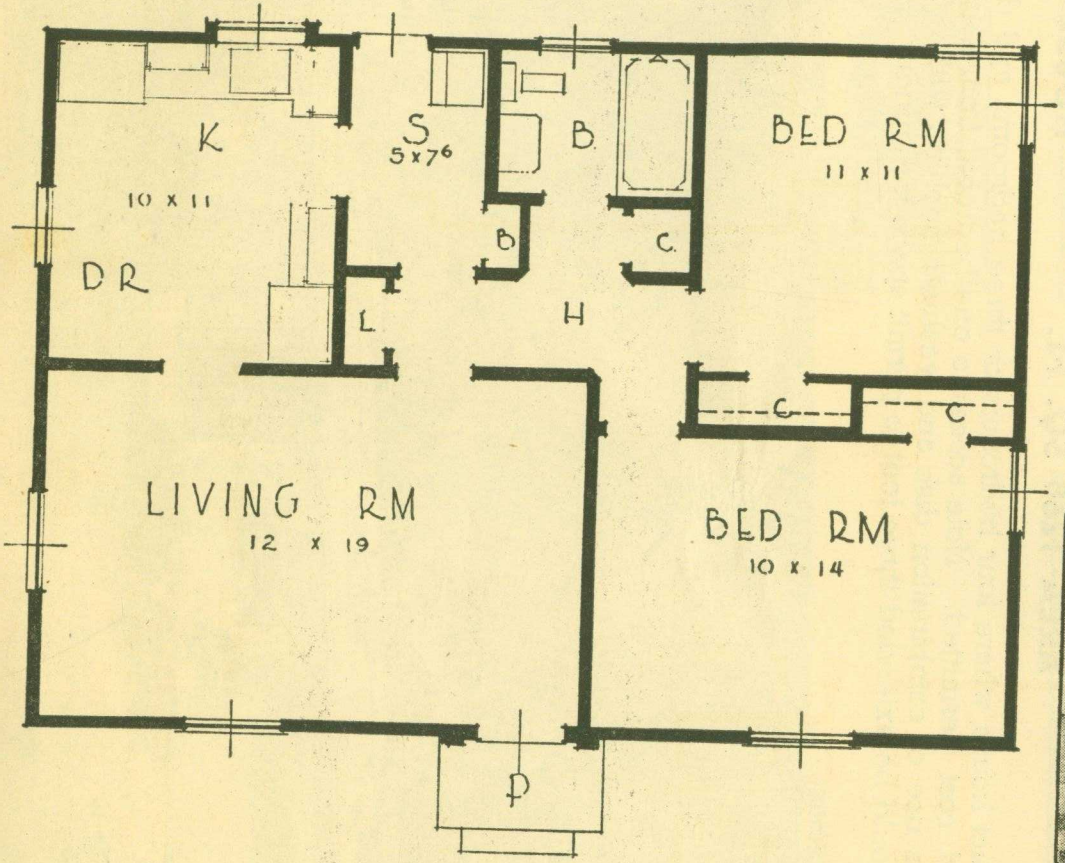


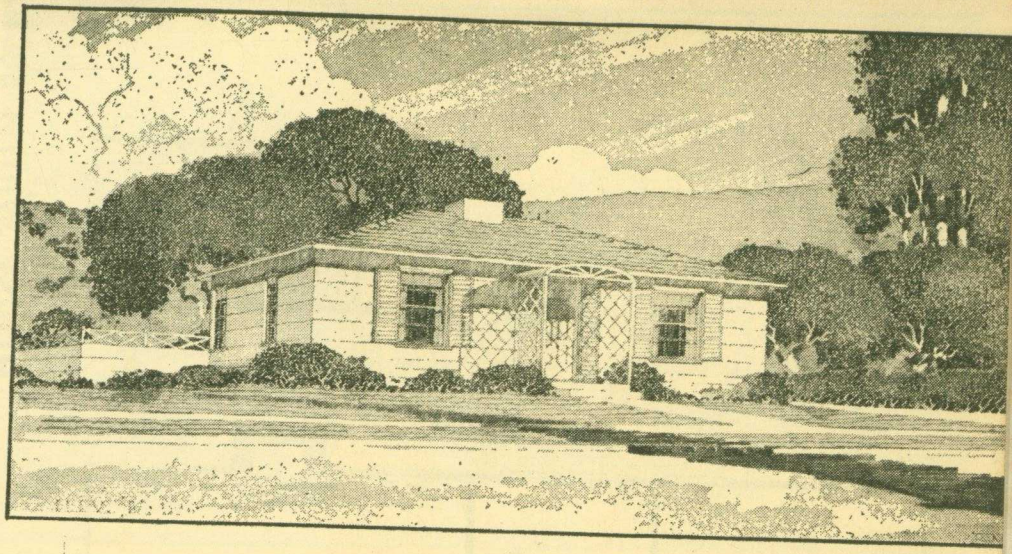


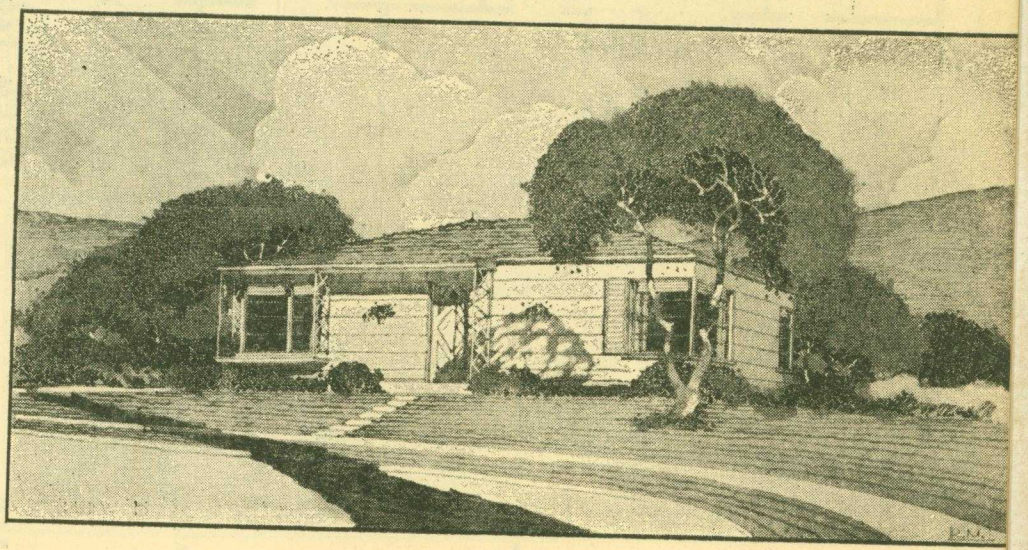


LAN NO. 158 **AREA 1400 SQ. FT.** **HOUSE WIDTH 70 FT.**

'indows in living room, dining room, and bedroom (den) are of French type. This plan gives a compact nchhouse with all rooms reached from the entry. Note accessibility of kitchen to bathroom. Panels of ass brick lend interest to the kitchen. There is a nice space for a hobby room. The dining room atures a built-in buffet. Ample breakfast room space is provided. Exterior also available with shingles shakes.

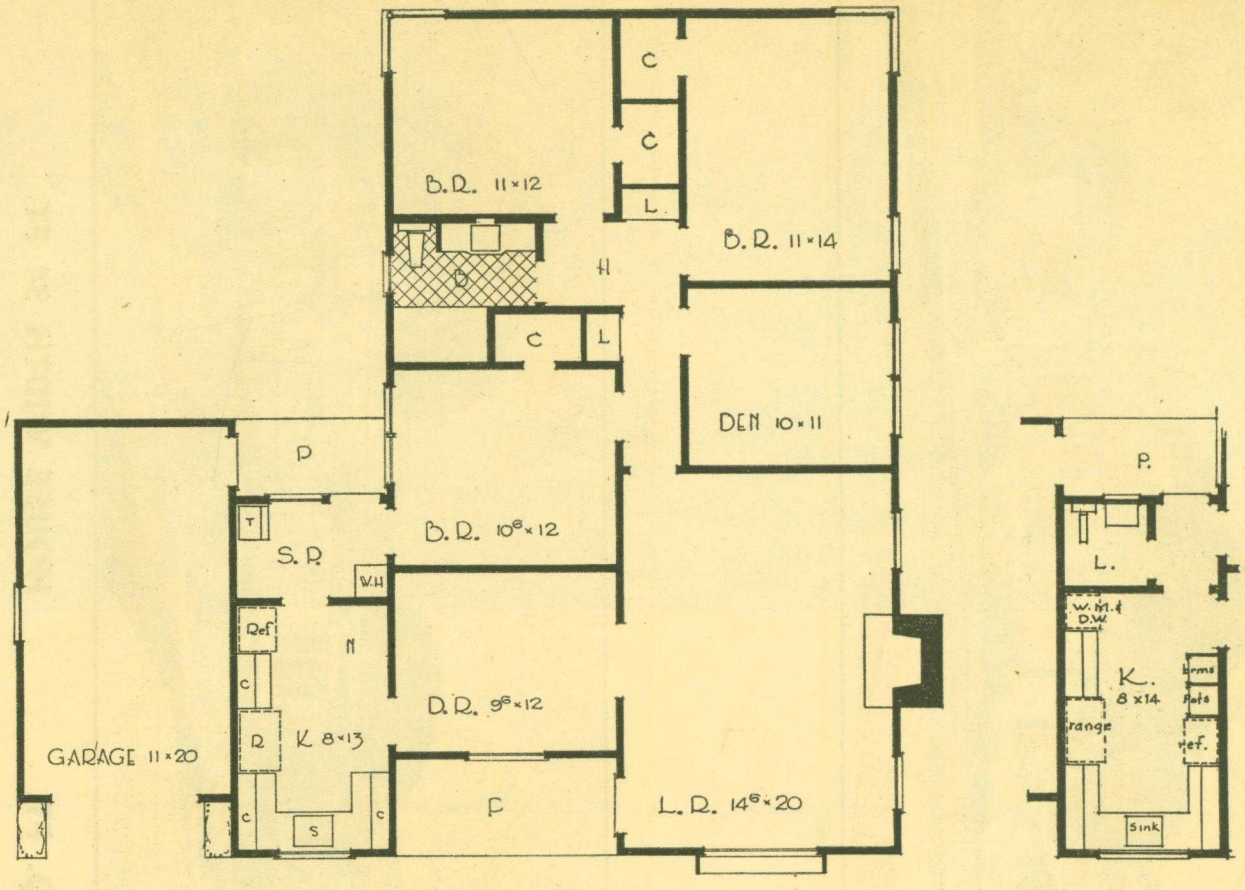






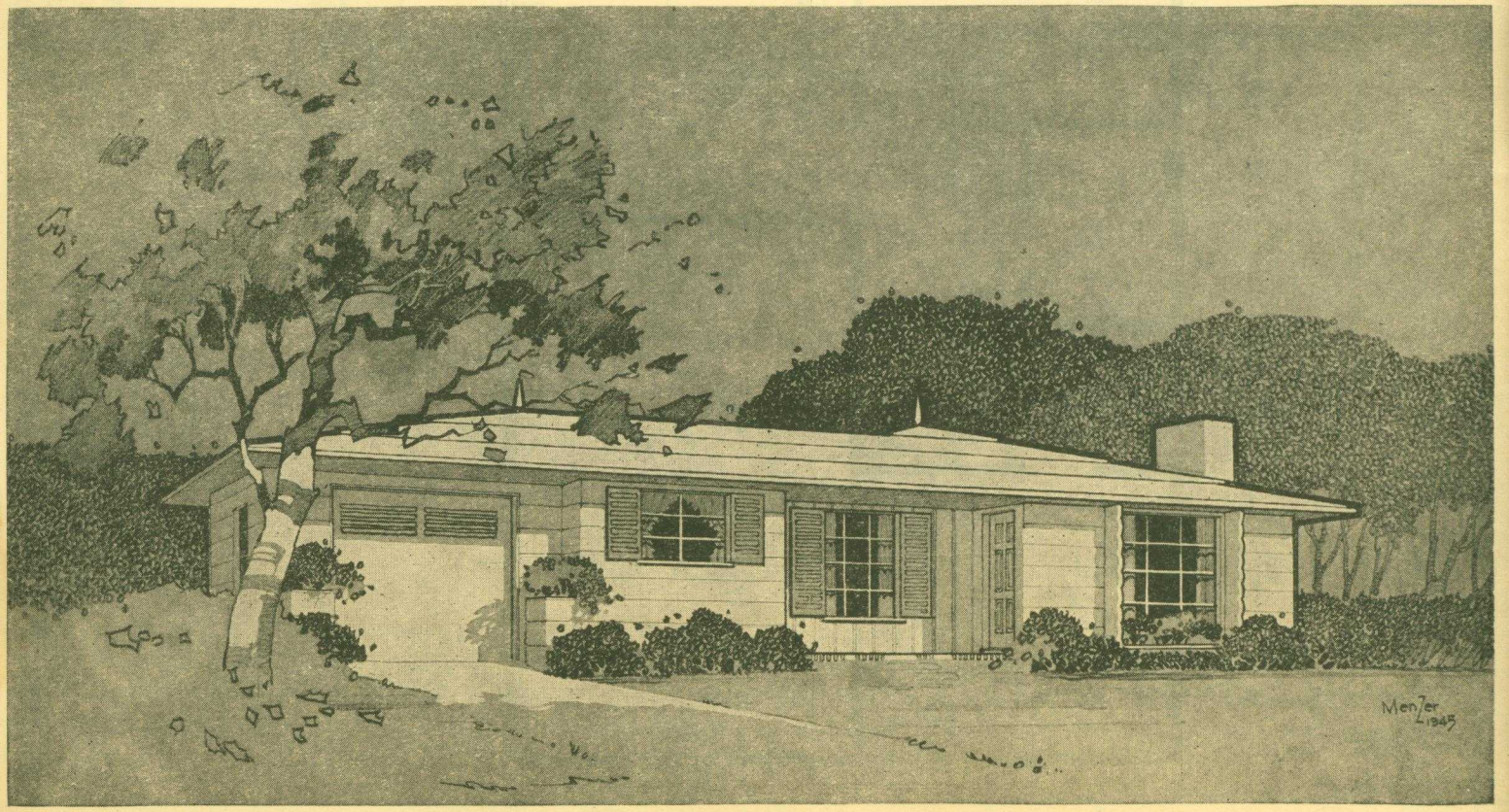
PLAN NO. 159 **AREA 864 SQ. FT.** **HOUSE WIDTH 34 FT.**

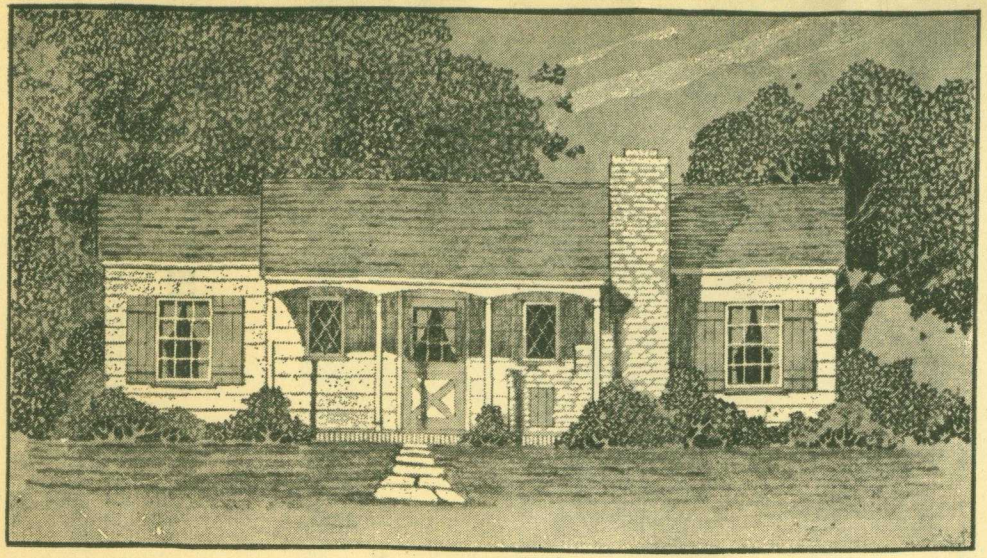
A low cost rectangular house with good circulation between the rooms. Exterior as indicated, in wood siding, also looks well in stucco. Ample dining space is provided in kitchen to set as many as six comfortably. Front bedroom will take twin beds. Shower is over tub in bathroom. Particular note should be taken of the fact that all rooms are accessible to the bath without going through another room.

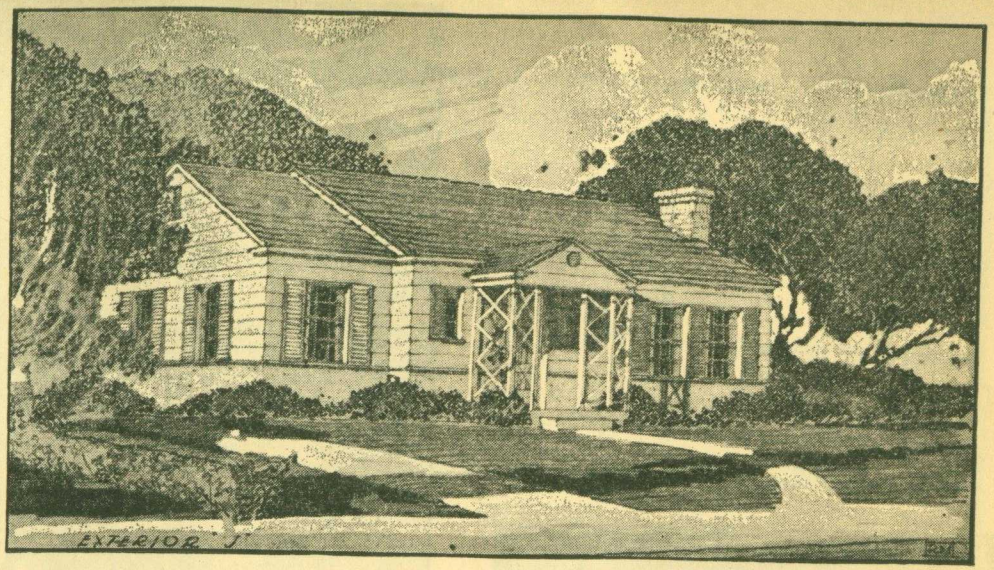


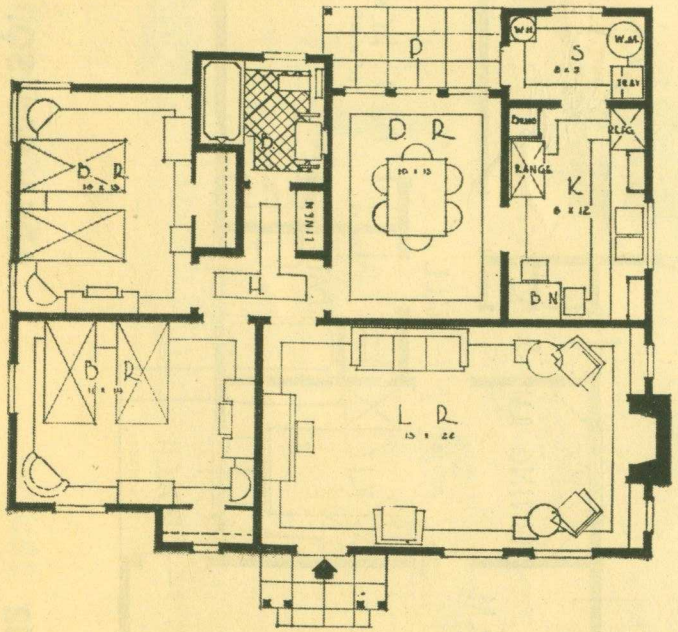
PLAN NO. 160 **AREA 1260 SQ. FT.** **HOUSE WIDTH 50 FT.**

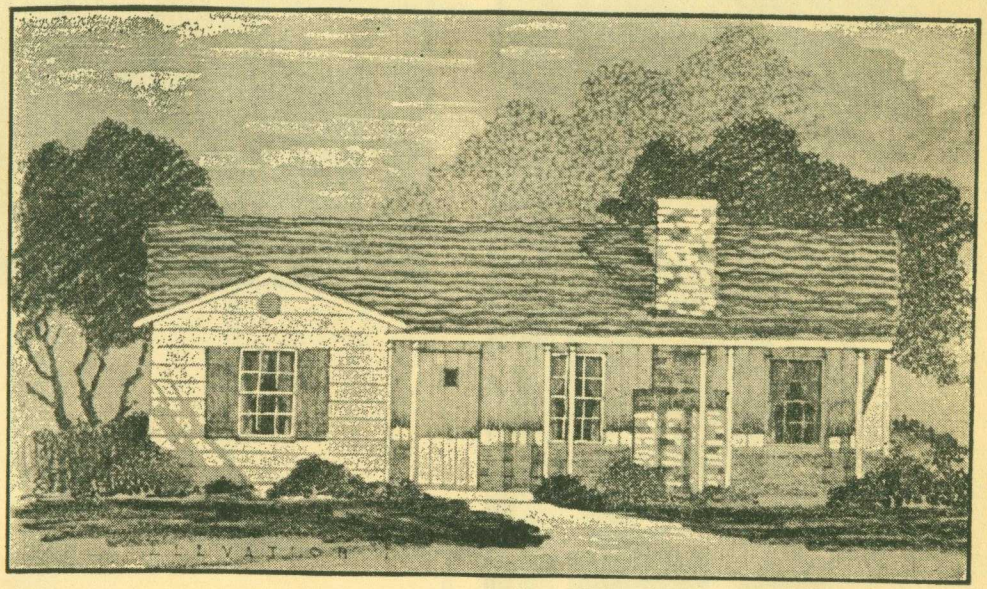
This is an extremely compact house where four bedrooms or three bedrooms and den are necessary with an extremely limited cost permitted. Note access to one bedroom from service porch. Alternate kitchen plan provides use of combination dish and washing machine with additional toilet and basin if desired. Garage could be extended three feet to permit space for laundry.





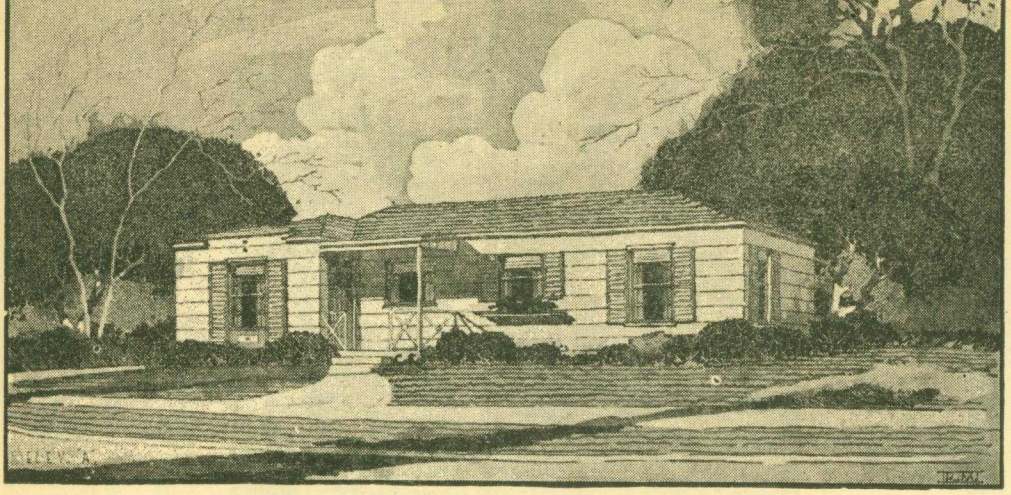


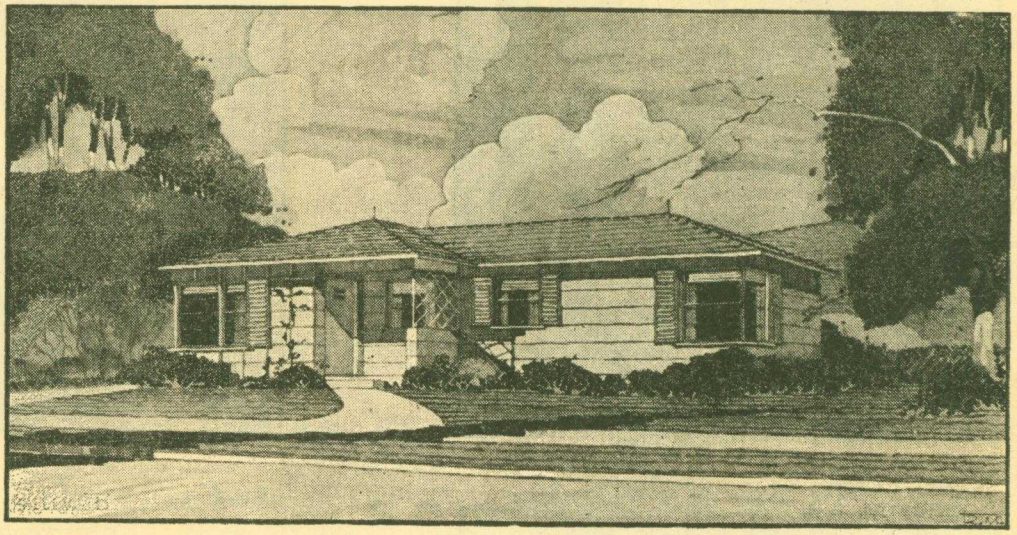


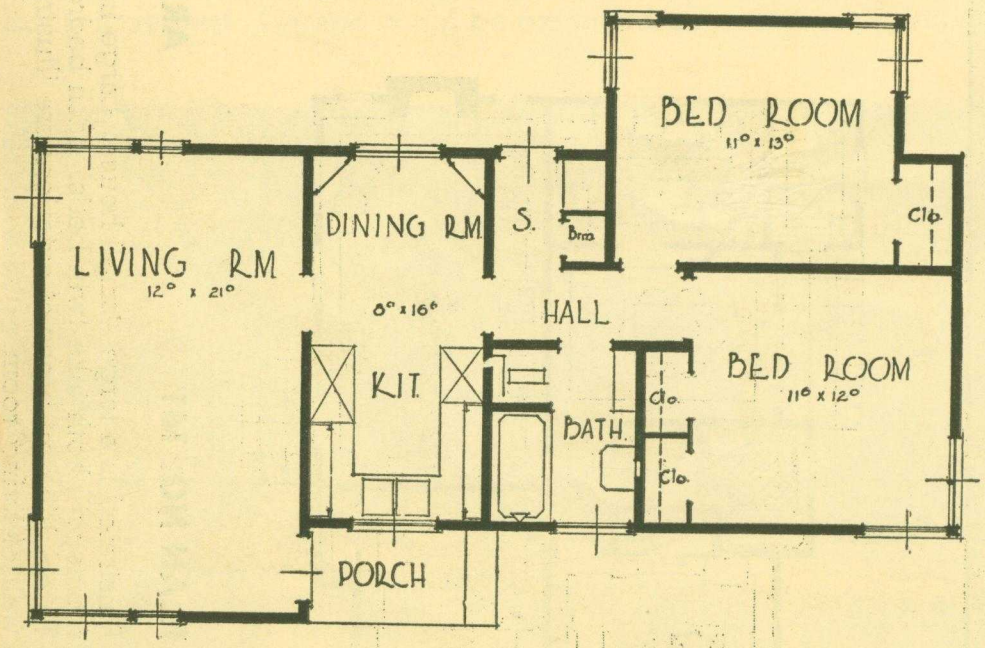


PLAN NO. 161 **AREA 1040 SQ. FT.** **HOUSE WIDTH 37 FT.**

Illustrated is a large—small house. Large in the sense that the rooms are of good size as the two bedrooms will both take twin beds. Each bedroom closet is 6' long. Dining space is provided in the kitchen. Three different types of exteriors are illustrated. The exterior shows fireplace both on the end and front wall of living room.

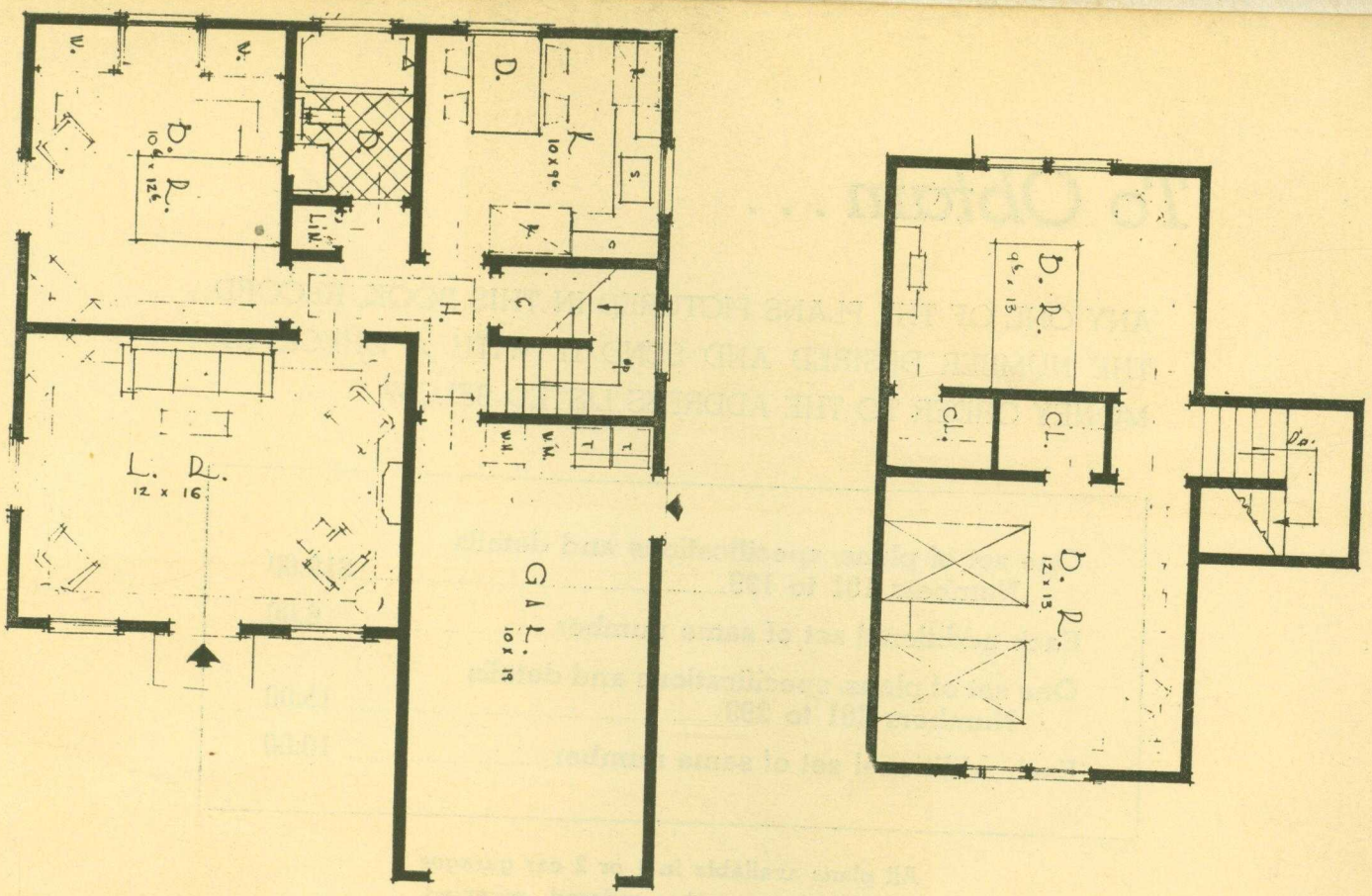


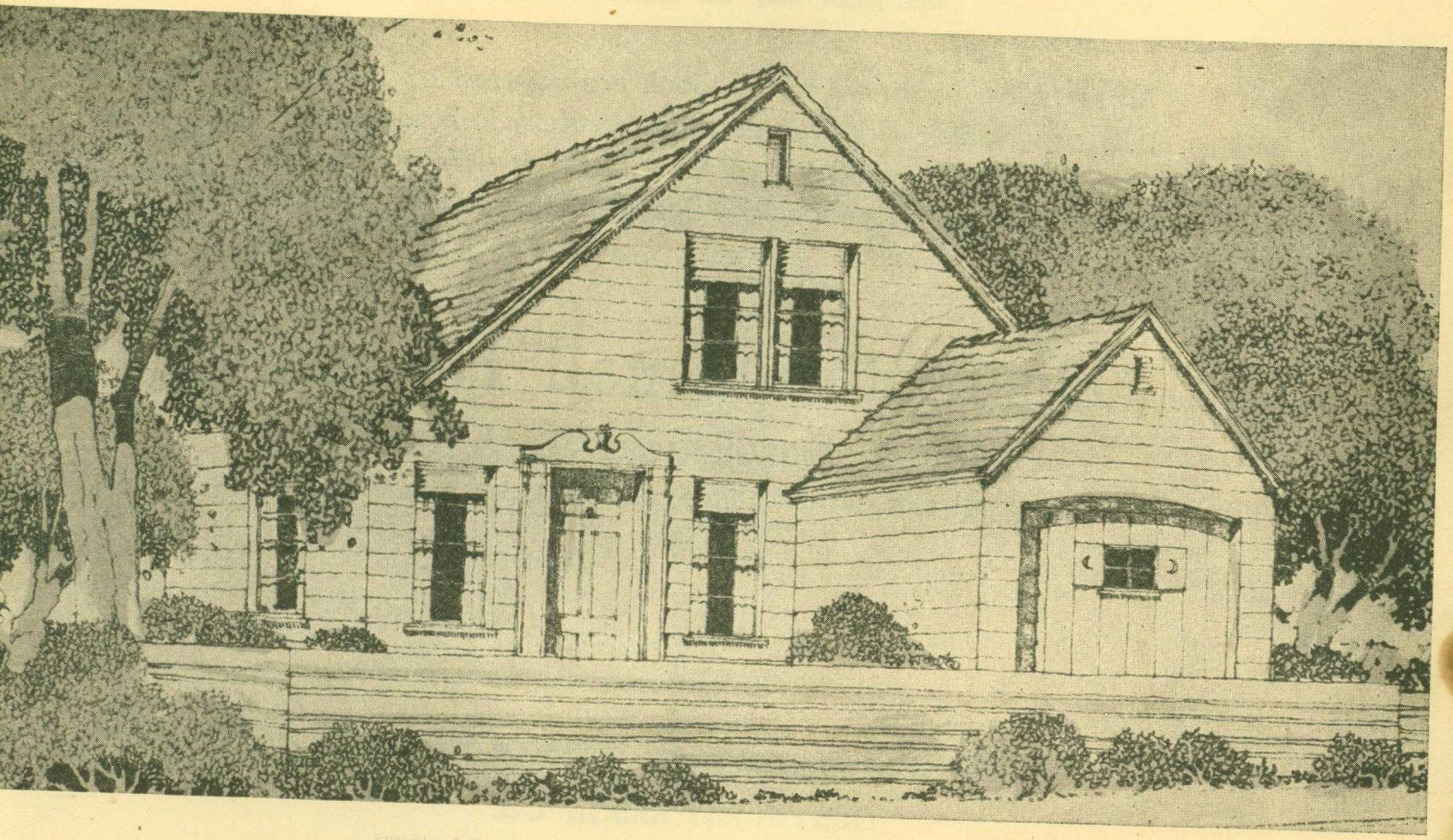




PLAN NO. 162 **AREA 900 SQ. FT.** **HOUSE WIDTH 42 FT.**

Another of the rectangular low cost houses with two bedrooms, ranch type kitchen with alcove dining room which is capable of seating eight. Laundry is located in garage and everything about the house is kept to the minimum with low cost in mind.





AN NO. 163 **AREA 940 SQ. FT.** **HOUSE WIDTH 28 FT.**

all, story and one-half, house with eating space in the kitchen, providing three bedrooms in an remely small area. Laundry is in garage. This house is suitable for a narrow lot of 35 ft. width. Con- uction utilizes Early American type beams, and second floor is of 2" pine, providing for wood ceilings oughout the first floor. Similar to many Early American Farm Houses.

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